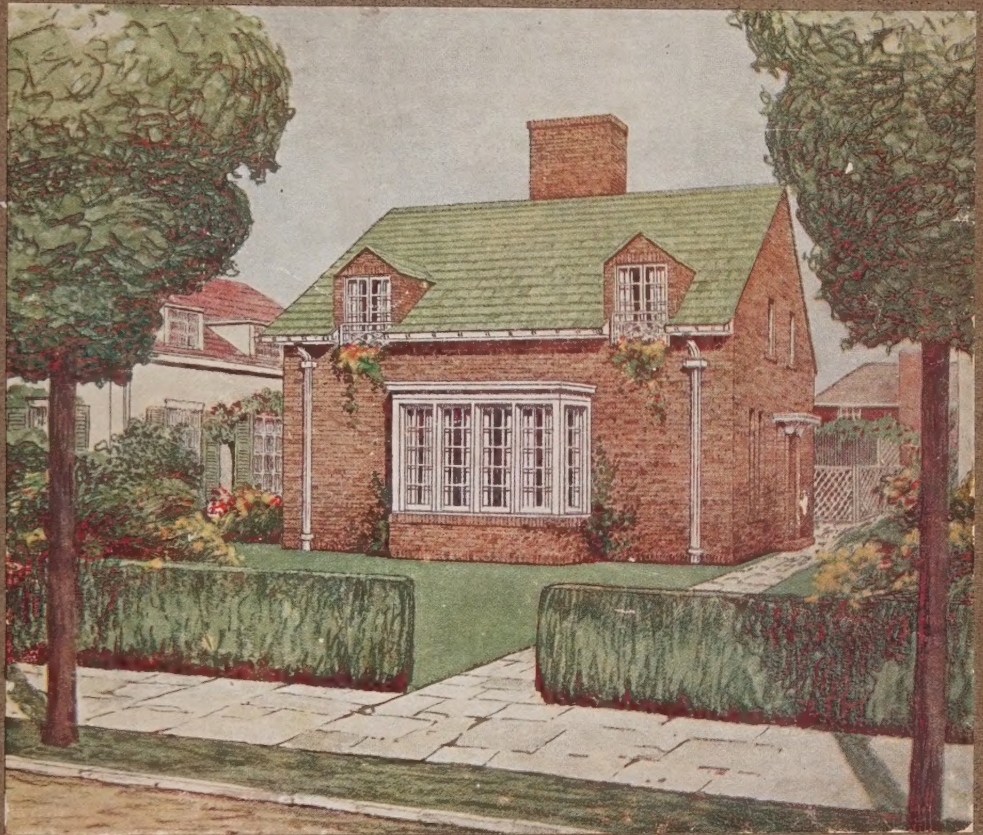


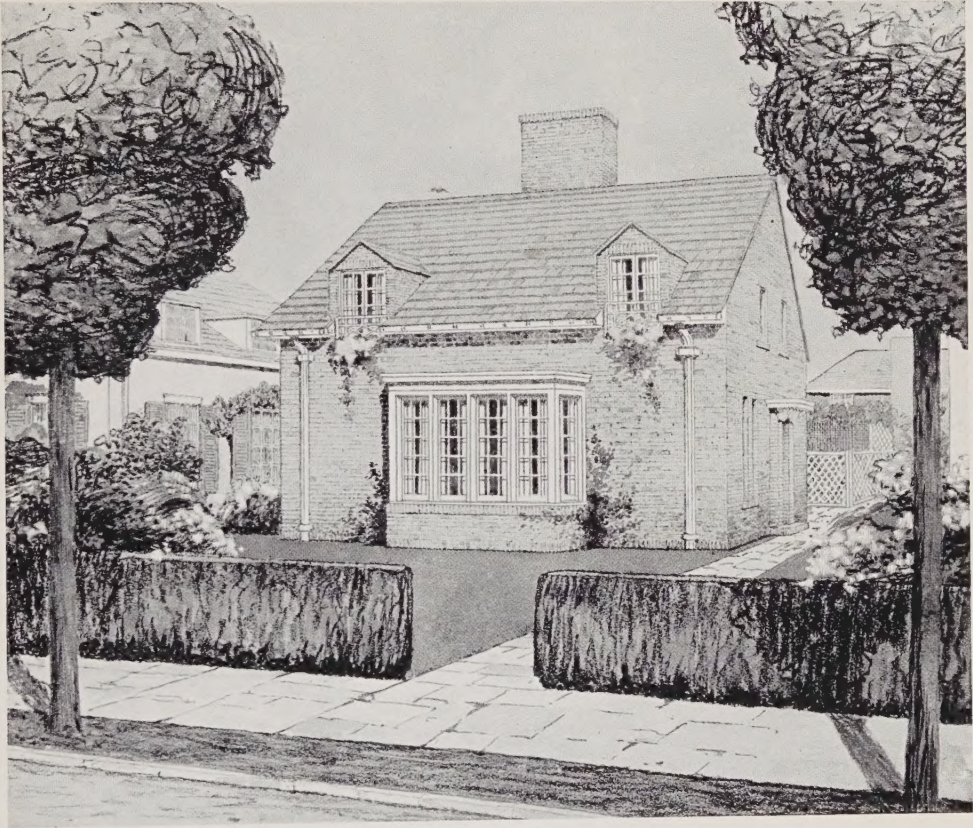
The Average Man's **HOME**



**50 SMALL HOUSE DESIGNS
SELECTED FROM DRAWINGS
SUBMITTED IN A NATIONAL
COMPETITION FOR THE
BEST \$3000 DWELLING**

Published by The
COMPLETE BUILDING SHOW Co. Price \$1.00
Cleveland, O., U.S.A.

The Average Man's Home



Published by
THE COMPLETE BUILDING SHOW CO.
LEADER-NEWS BUILDING
CLEVELAND
OHIO
1916

A Competition with a Purpose

THE sketches reproduced in this book were selected from nearly three hundred drawings submitted in the competition conducted by The First American Complete Building Show, held in Cleveland, February 16 to 26, 1916.

On account of the low cost range and the enthusiastic interest attending the exhibition of the original drawings at the show it was found desirable to publish this collection.

The fifty designs shown here are not necessarily the best of the drawings submitted. They were selected to show the greatest possible variety of designs and plans.

While the choice of materials was left to the contestants it is a significant fact that ninety per cent of the drawings submitted indicated exterior walls of fire resistive construction. Coming from architects in practically every state in the Union this suggests that even a low priced house may be built with outer walls of permanent materials.

A large majority of the contestants indicated stucco finish, either upon tile or metal lath. There were many with walls of brick and some of the best of these have been included in this book. Very few of the frame designs came from architects, many were the work of contractors. In the prize list and throughout the collection published it will be found that all types are represented.

In fixing the price limit at \$3,000 the management of The First American Complete Building Show aimed to represent the average man's house. The competition is unique in that the price restriction is low and this without thought of "garden city" or community development. It was not in the mind of those back of the competition to suggest to philanthropists or welfare organizations a series of model houses to be rented to "workingmen."

The purpose of the contest was to meet the demand of the average man—the butcher, the baker, the candlestick maker (if any are extant), the clerk, the bookkeeper, the motion picture manager, the baseball player, or anybody else who has a sufficient interest in himself, his family and his city to want to own a home.

✓ In Middlewestern cities of America the average cost of single dwellings, according to figures at the city building departments, is approximately \$3,000. Few new houses are actually *sold* for less than that amount, although unfortunately, the buyers of low priced homes are too often exploited by the speculative builder and the so-called "real estate builders," and the sale price does not always represent good value. To cover up extravagant financing and "easy" terms inferior materials and construction have to be resorted to in order to keep the price down to the demand level.

× But the offense of the "real estate" house that the competition aims to correct is its lack of art. Street after street in many American cities are being built up from one or two stock plans. There is no more character in the street, the houses or the part of the city they occupy than there is in a mile of fence posts before the barbed wire is put on them.

The competition answers more emphatically than words could do the question so often asked by the home builder:

"Does it pay to have an architect?"

It does pay, not alone in the appearance of the house, but is equally worth while from the standpoints of good materials, construction, economy of space and good planning.

The Cleveland chapter American Institute of Architects conducted the competition for the building show and named the following members as a committee to prepare the program and make awards: Charles S. Schneider, chairman, R. Germain Hubby, Albert S. Skeel, H. Dercum and W. R. Watterson.

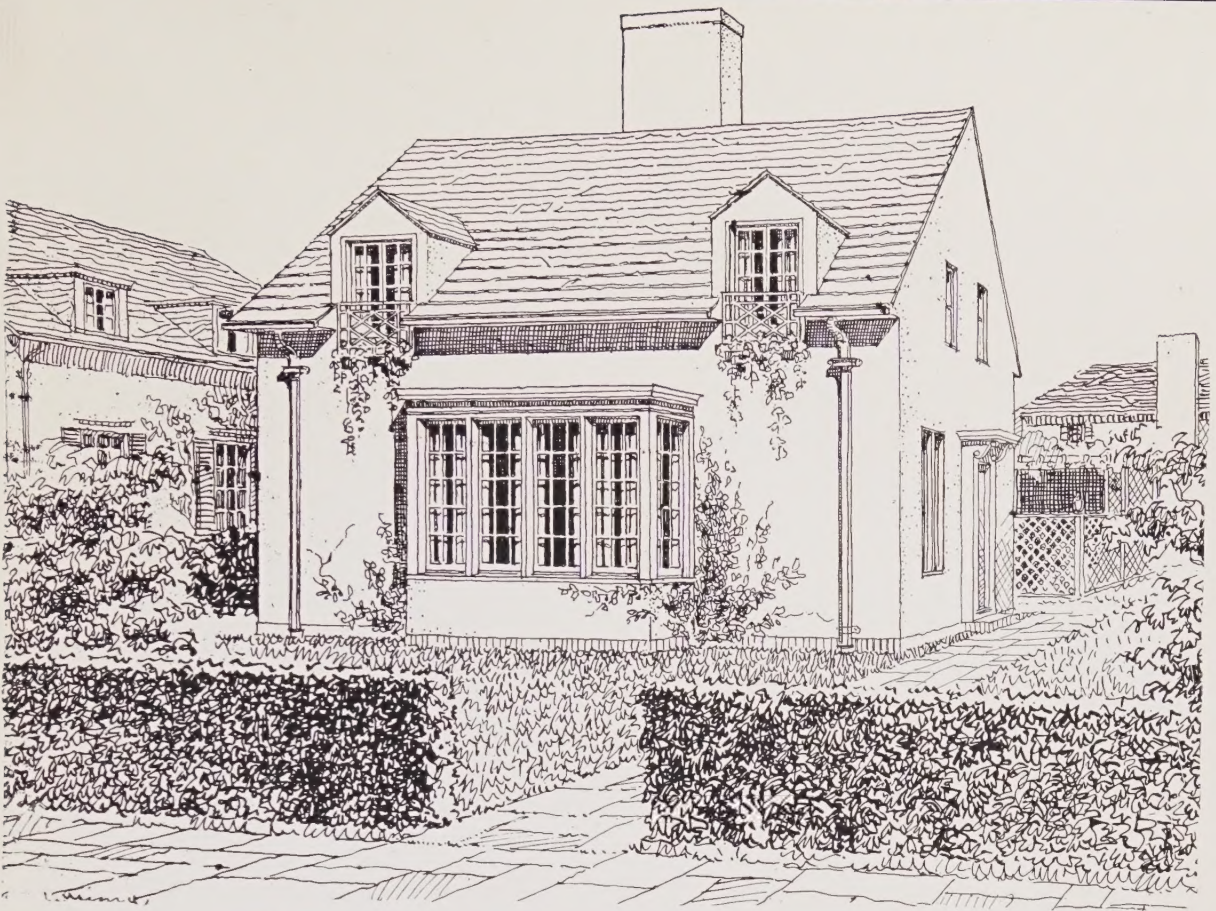
In making awards the committee did not consider any design which exceeded the limit of cost based upon seventeen cents a cubic foot.

Draftmanship and rendering did not count as much, in making the awards, as did the general character of the house, practibility of plans and general scheme and consistent designing to keep within the cost stipulated.

In this collection, however, there are included houses that, in the opinion of the committee, could not be built for \$3,000.

The cost of building varies with localities, and the changing market in materials and labor. A Pacific Coast architect who submitted a drawing writes that houses may be built in that part of the country for twelve to thirteen cents a cubic foot. In the larger centers average construction may exceed seventeen cents a cubic foot, although it was the verdict of the committee that a house could be completed in Cleveland, with good materials and workmanship, for that figure.

The price limit of \$3,000, in this competition, includes basement under entire area of house, average finish inside including hardwood floors, plumbing, electric wiring, hot air furnace and painting.



THE first prize drawing, which won for William Olaf Shelgren, Buffalo, the \$200 prize, has attracted wide attention and is already being erected in two or three cities. Its feature is the combination of living room and dining room in a way that gives necessary privacy to the dining room. This is accomplished by the arrangement of furniture suggested by Mr. Shelgren in his drawings.

The first floor of this house is considered ideal. The designer confesses that there is room for improvement in the second floor in which "head room" was sacrificed to keep the total cubage within the limit specified. At a small additional expense the second story may be built two feet higher without destroying the exterior balance of the house. This would greatly improve the second floor rooms.

Mr. Shelgren designed this house for Stucco finish with green slate roof and it is his contention that it may be completed in Buffalo, or other cities of similar size, for \$3,000.



View in Living Room



Side Elevation



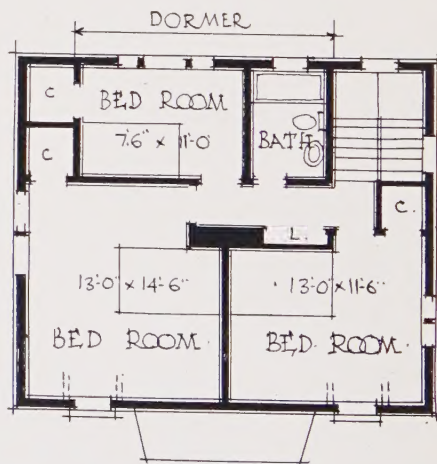
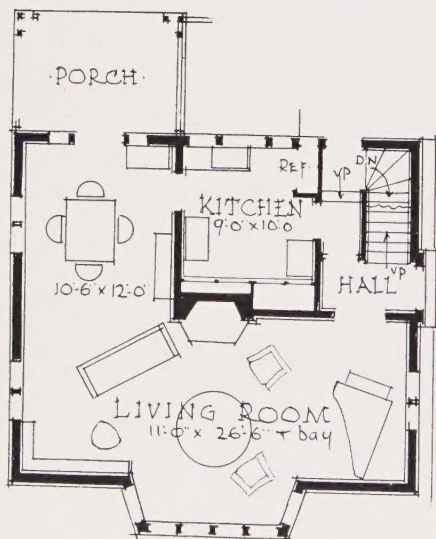
Rear Elevation

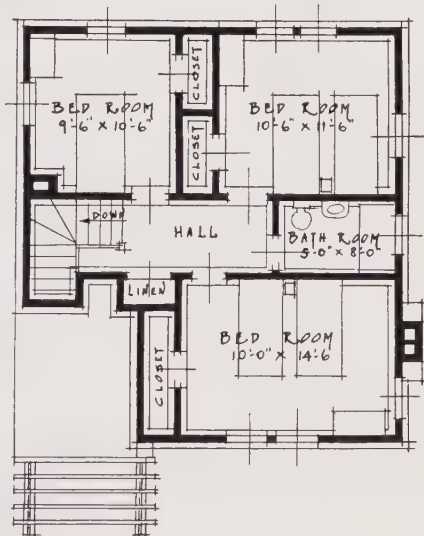
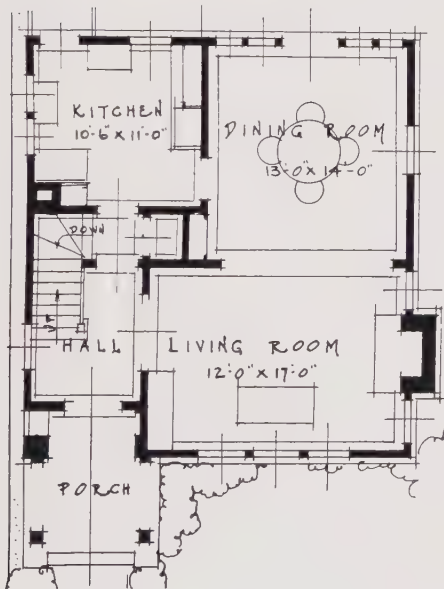
The work of the architect is shown in every feature of the First Prize House. Proper wall spaces for the furniture, a feature often neglected in stock plans and "real estate" houses, is amply provided for here.

By carrying the bay window across the front and placing the entrance at the side, thorough lighting of the living room is assured. It will be observed also that there is a cross draft in every room obtained by having windows in at least two walls and providing proper ventilation.



Side Elevation



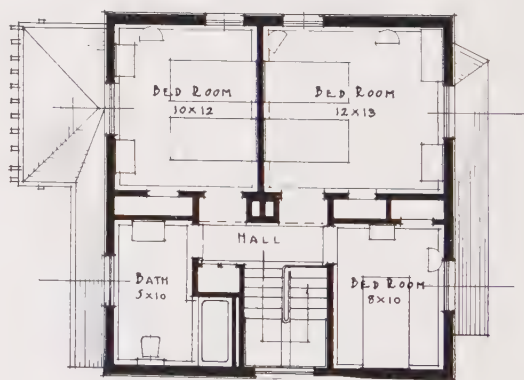
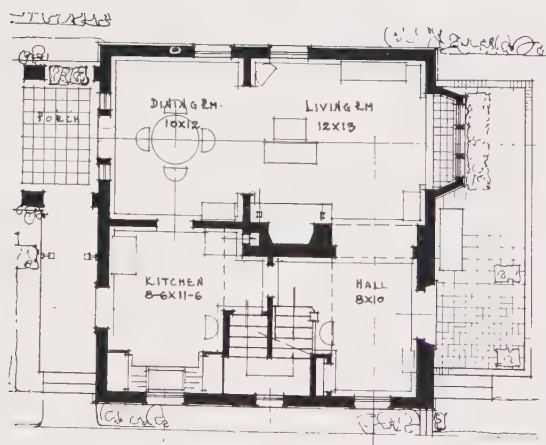
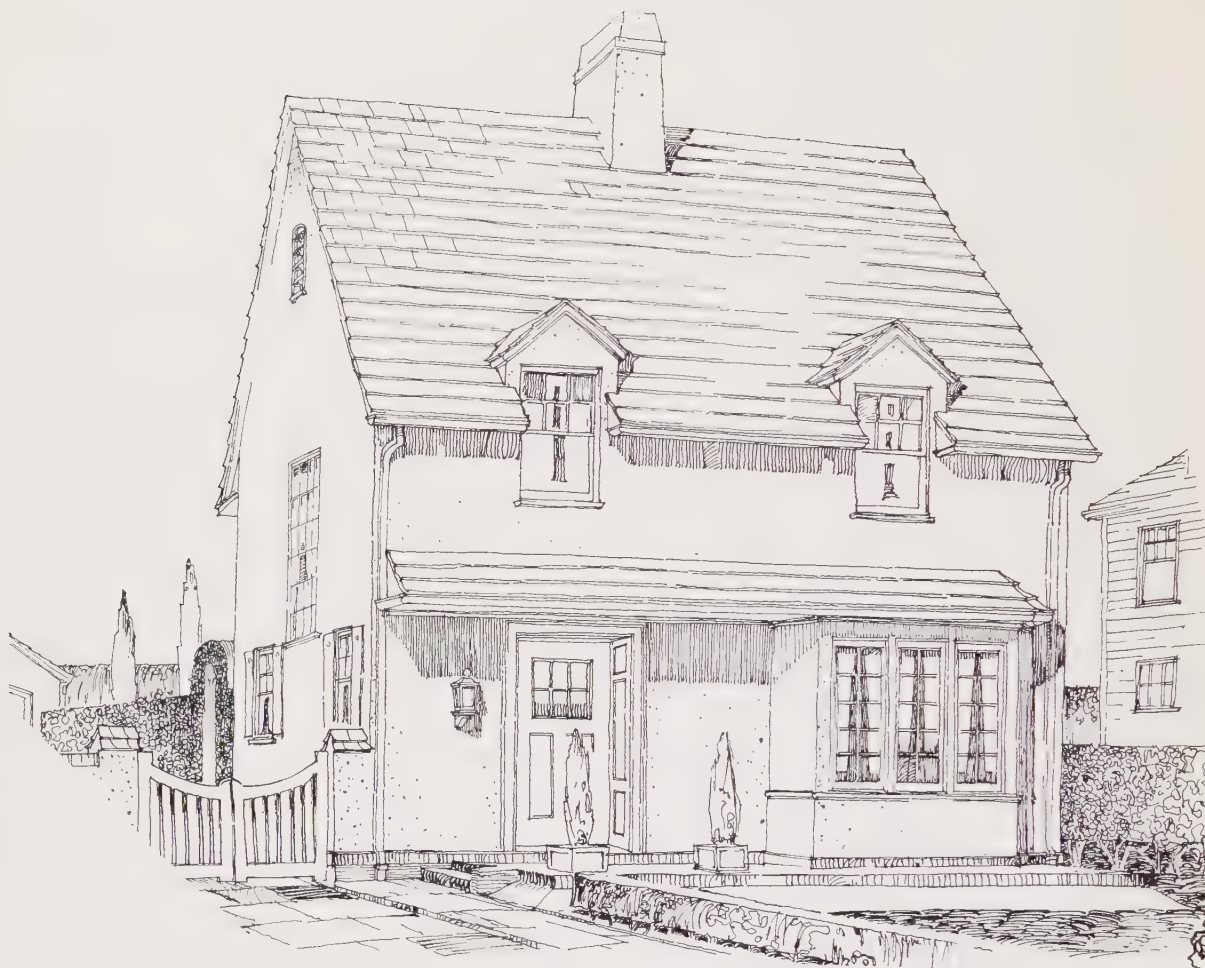


SECOND PRIZE

Submitted by C. S. Merrel & C. H. Dittmer

2248 Euclid Ave.

Cleveland, Ohio

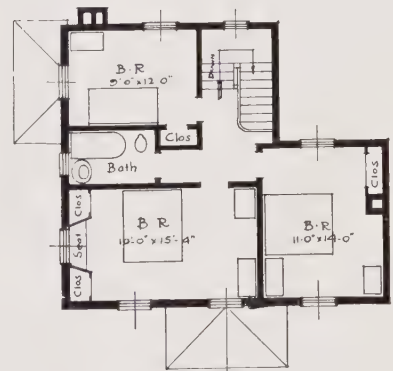
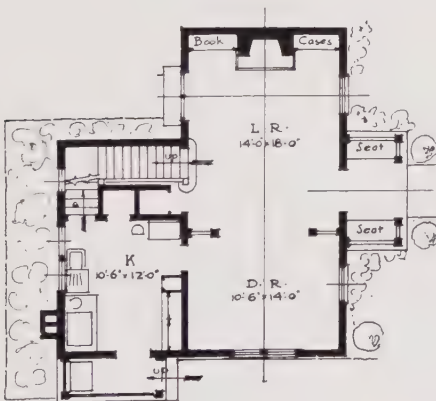


THIRD PRIZE

Submitted by H. W. Peebles & Richard N. Hazlewood

82 W Elizabeth St.

Detroit, Mich.

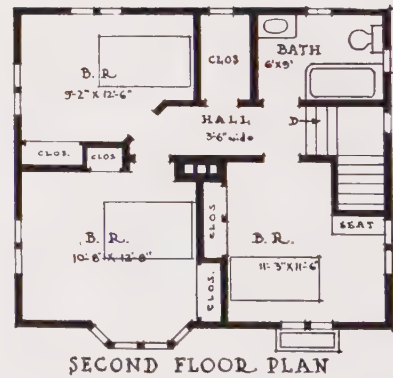
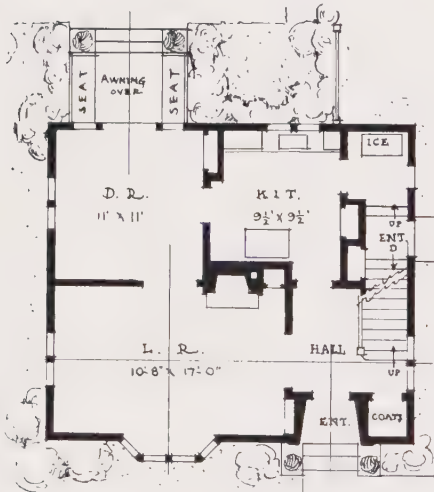
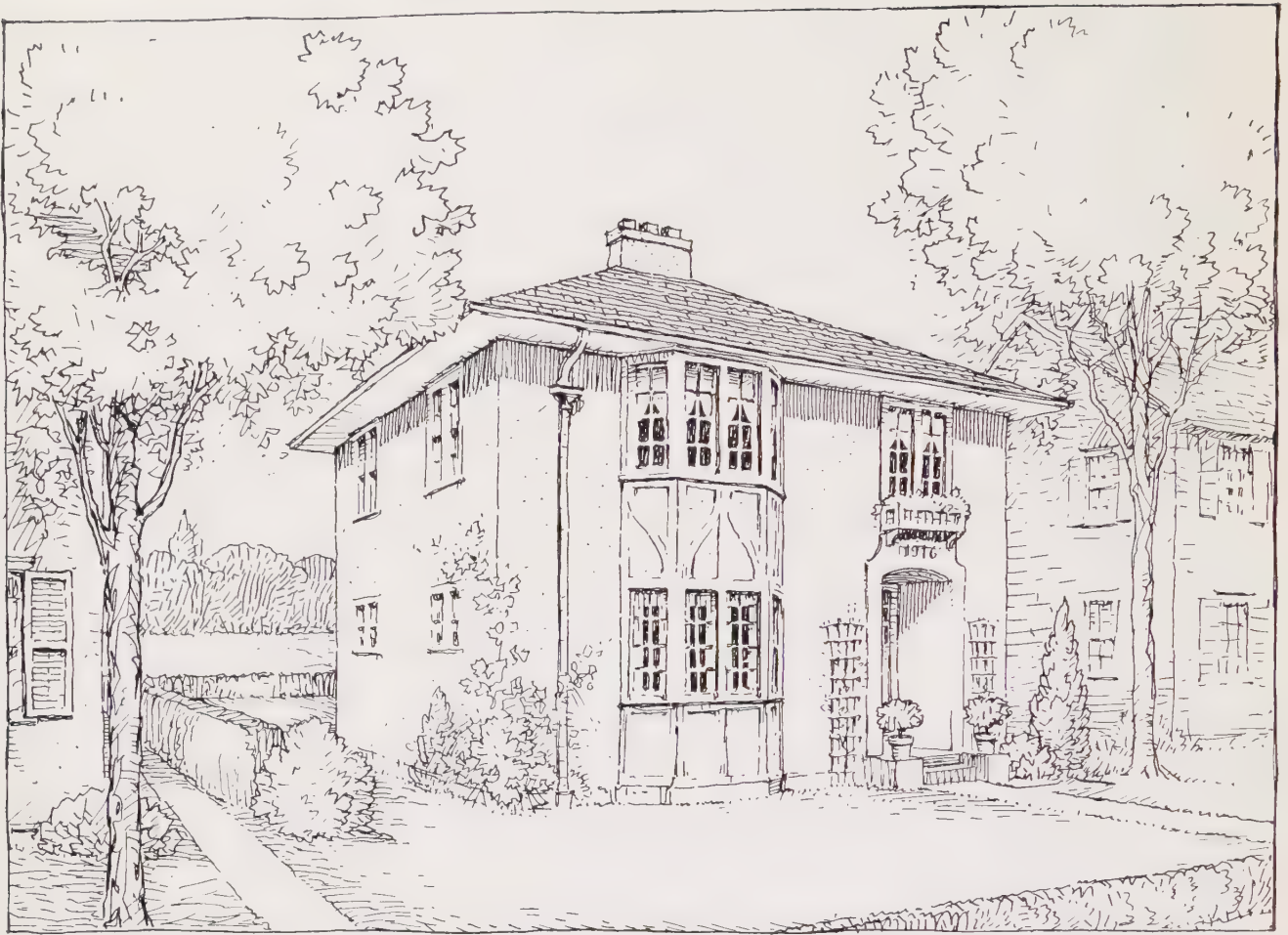


FOURTH PRIZE

Submitted by Frederick J. Harburg

94 West 162nd Street

New York, N. Y.

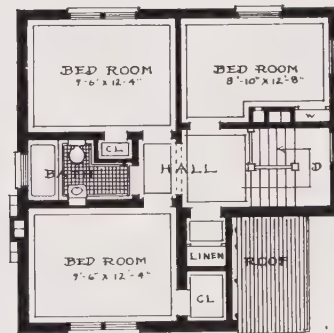
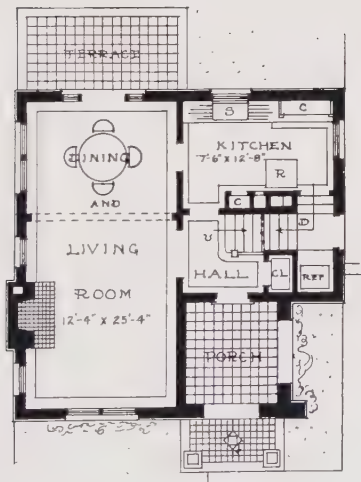


FIFTH PRIZE

Submitted by C. C. Tallman

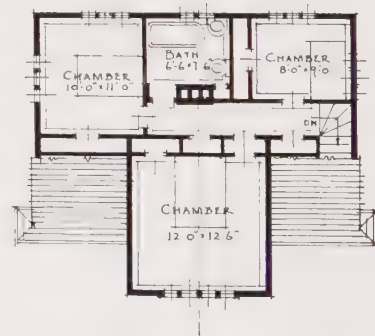
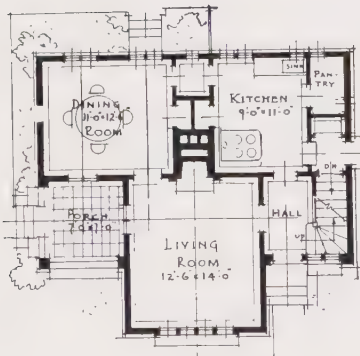
17 Dill Street

Auburn, N. Y.



Submitted by Henry P. Whitworth

Cleveland, Ohio

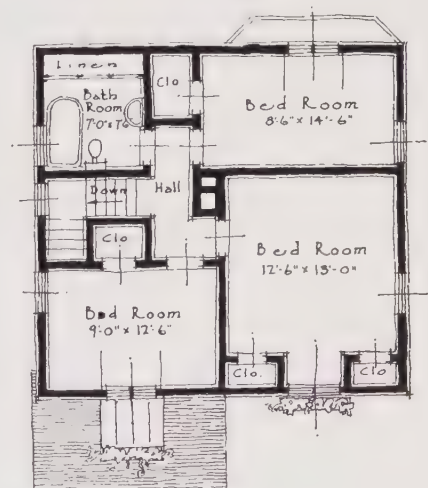
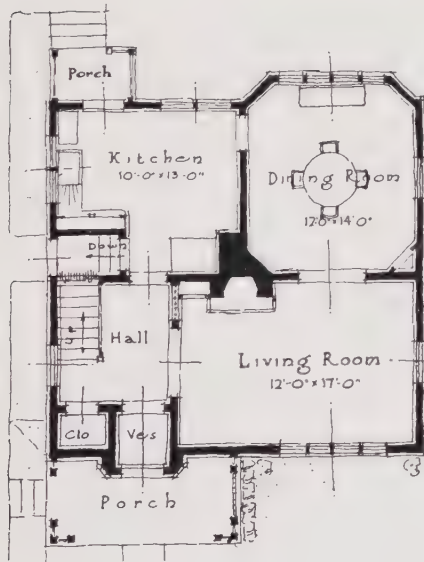
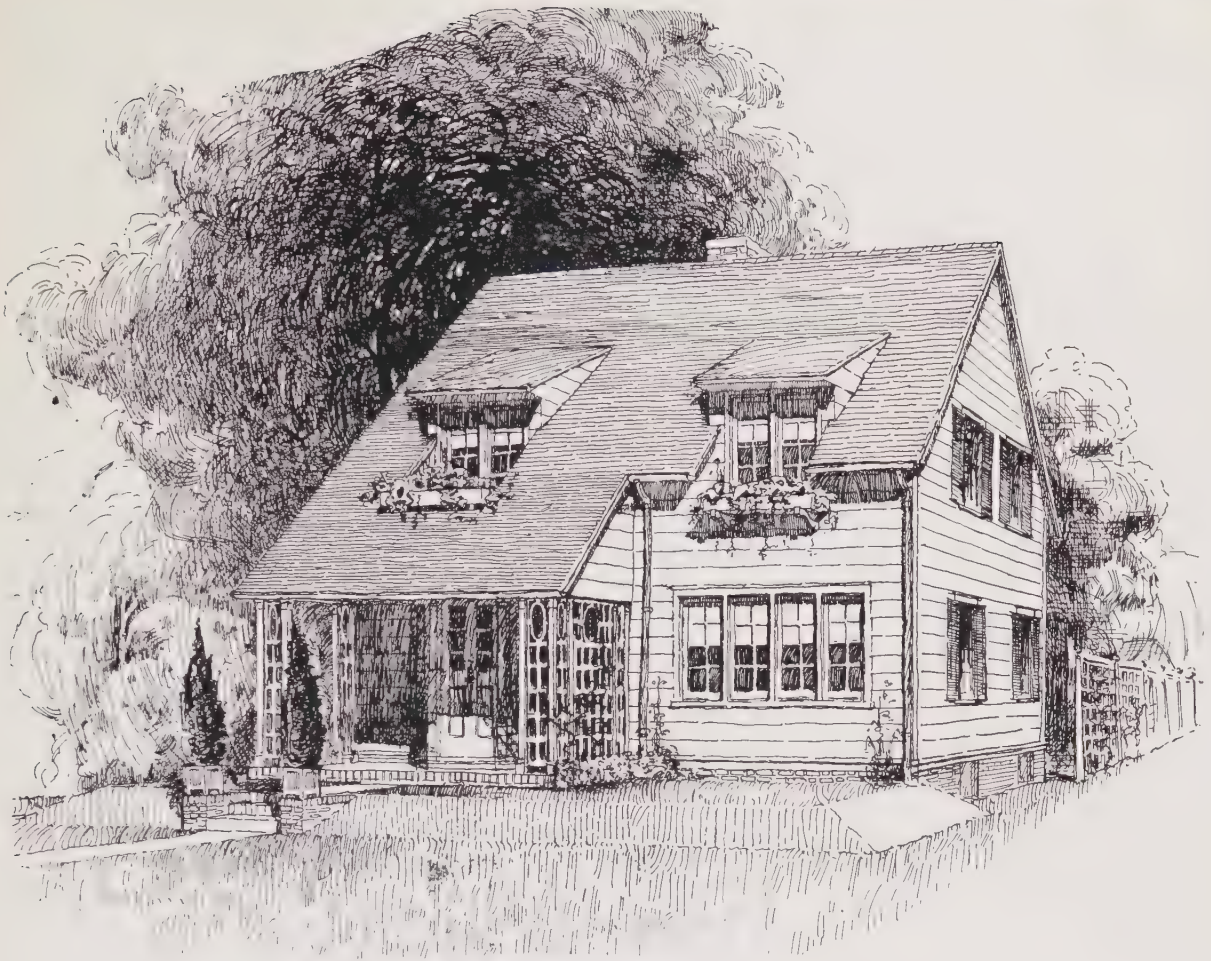


SEVENTH PRIZE

Submitted by Maurice Feather

129 Langdon Avenue

Watertown, Mass.

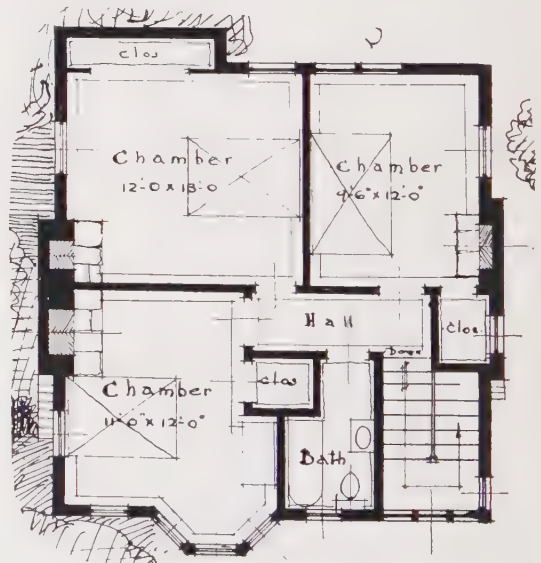
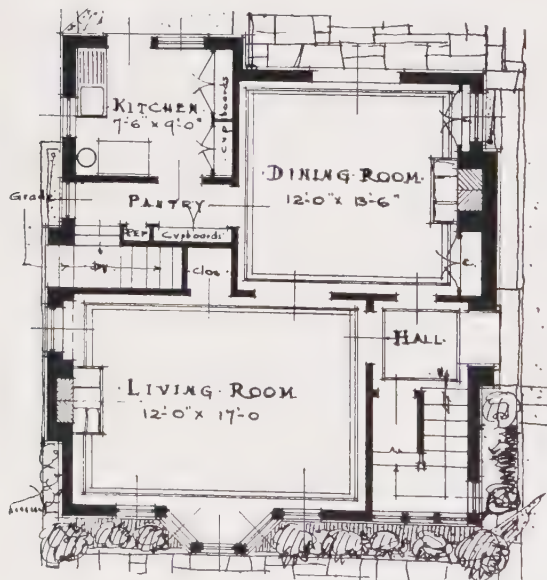


HONORABLE MENTION

Submitted by Robert N. Dickerson

2248 Euclid Ave.

Cleveland, Ohio

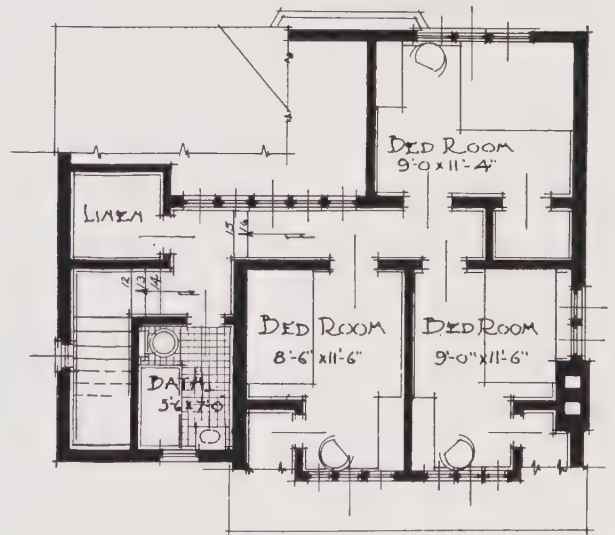
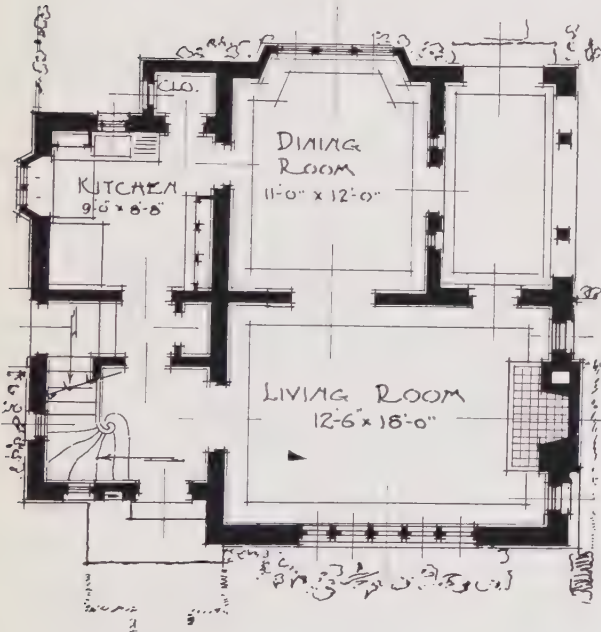
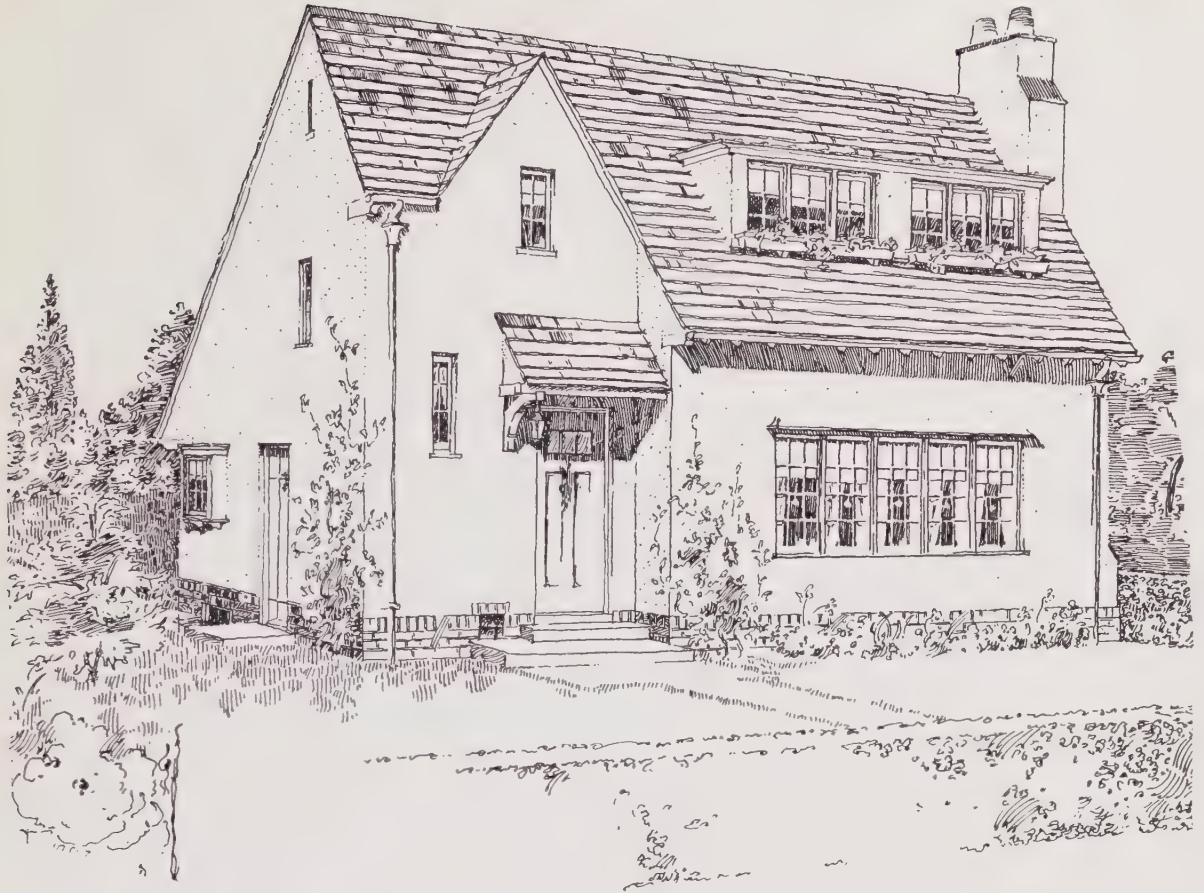


HONORABLE MENTION

Submitted by William Erwin Humphrey Jr.

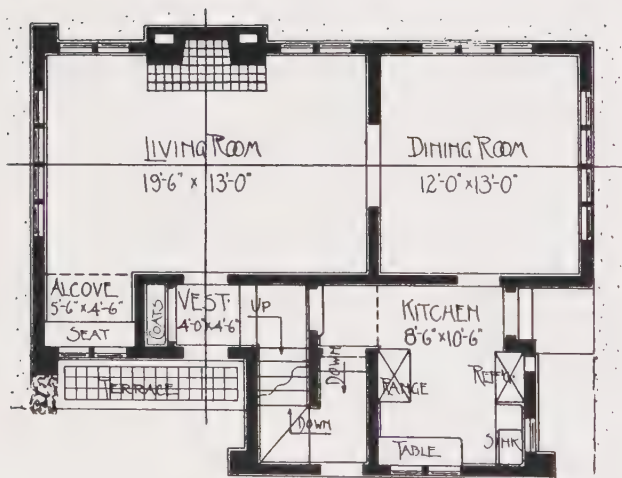
1736 G. St., N. W.

Washington, D. C.



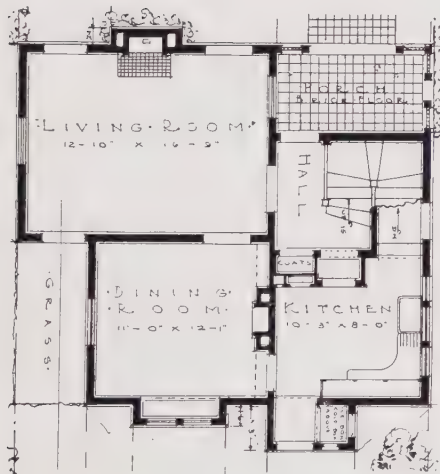
HONORABLE MENTION

Submitted by F. C. Petterson
1795 E. 25th. St. Cleveland, Ohio.



HONORABLE MENTION

Submitted by Don James Lackie
2160 Francis Ave. Grand Rapids, Mich.

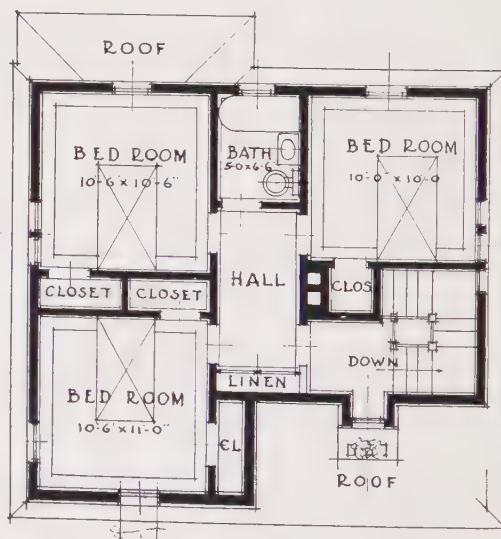
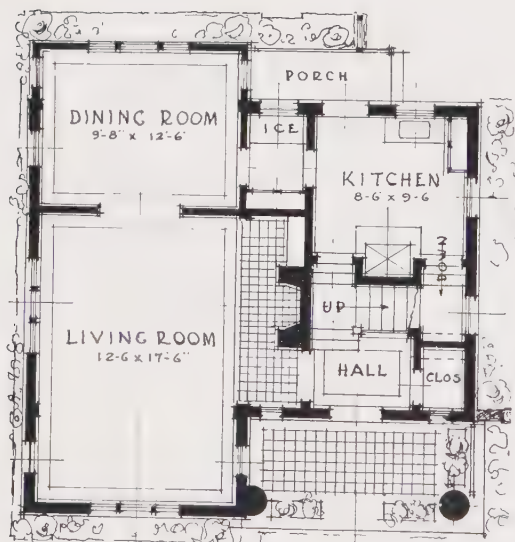


HONORABLE MENTION

Submitted by M. J. Rawson

396 Deshler Ave.

Columbus, Ohio.

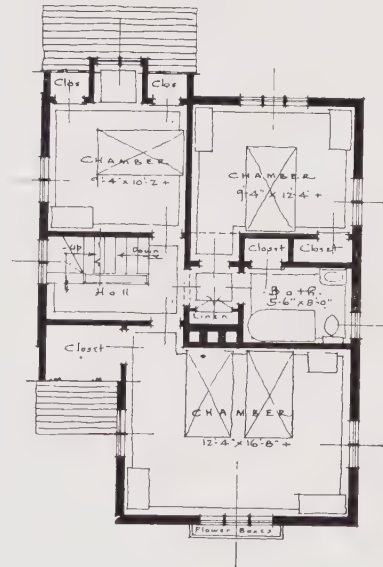
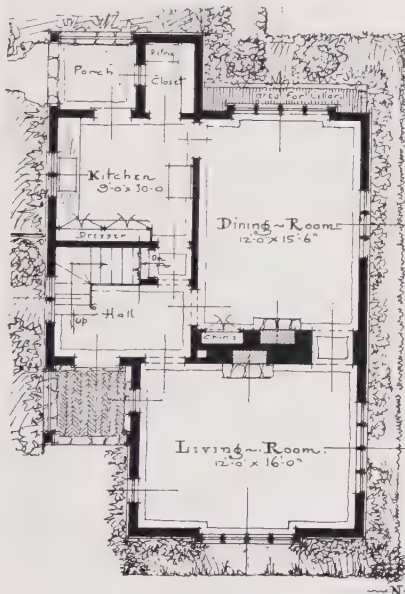


HONORABLE MENTION

Submitted by H. Roy Kelley

1456 Lemcke Annex

Indianapolis, Ind.

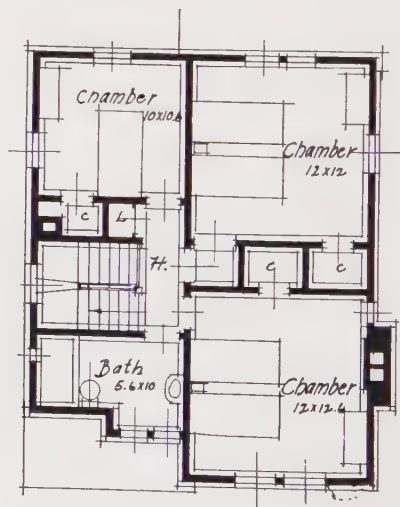
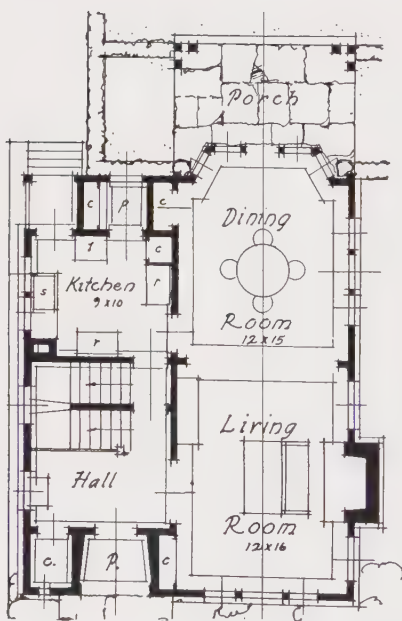


HONORABLE MENTION

Submitted by Harry Francis Cunningham

1211 Connecticut Avenue N. W.

Washington, D. C.

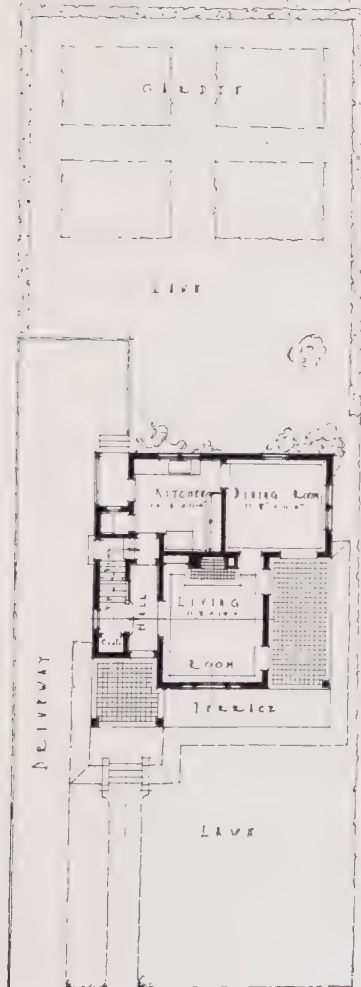


HONORABLE MENTION

Submitted by S. C. Merrell & C. H. Dittmer

2248 Euclid Avenue

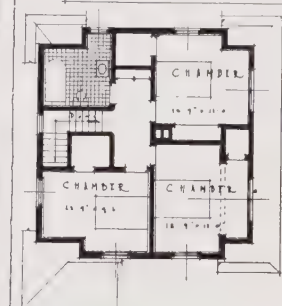
Cleveland, Ohio



DESIGN FOR
A THREE THOUSAND DOLLAR HOUSE

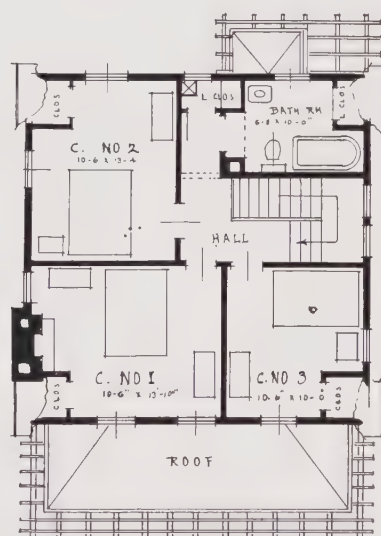
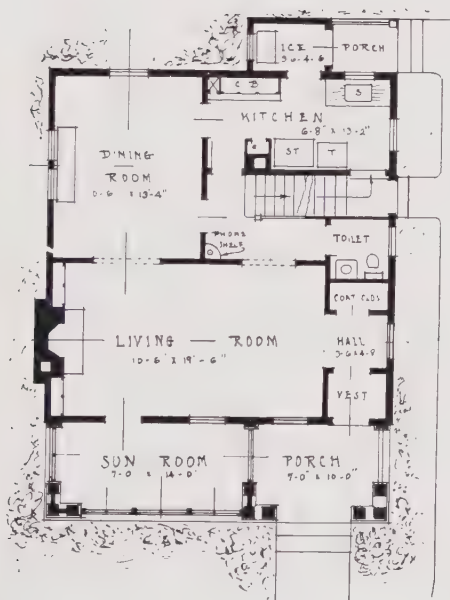
CYBAGE

BASMENT NET AREA-614	
BASMENT FLOOR TO 1ST FL. RD. 4912	
FIRST FLOOR NET AREA-614	
FIRST FL. TO 2ND FL. RD. 5750	
SECOND FLOOR NET AREA-745	
AVERAGE HEIGHT MAIN ROOF AT 8.555	
CYBAGE OF RIGHT BORMER	1002
CYBAGE OF LEFT BORMER	586
24 OF ALL THE PORCHES	
TOTAL	17594
X .17	
COST	\$2989.28

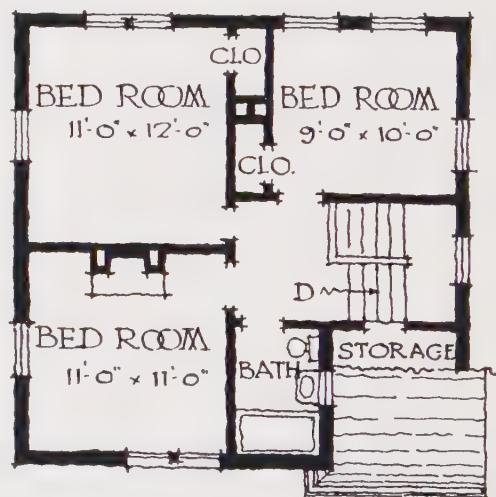
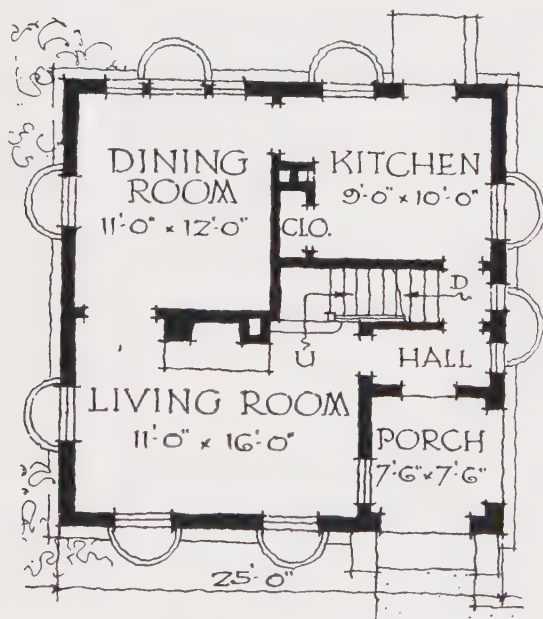


SCALE
PLANS 1/8" = 1'-0"
SEC. & DETAIL 1/4" = 1'-0"

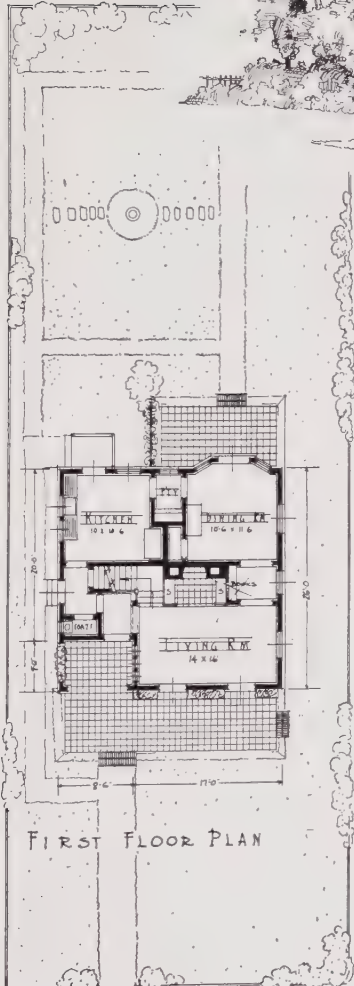
"The House That Jack Built"



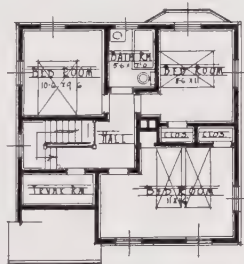
Submitted by Florence Finley
4500 Euclid Avenue Cleveland, Ohio



Submitted by Geo. W. French
69 E. McMicken Avenue Cincinnati, Ohio



SUBMITTED BY -



SECOND FLOOR PLAN



CYBAGE

MAIN BODY OF HOUSE	26' x 17' x 28' =	12,376
KITCHEN WING	8'6" x 20' x 26' =	4,590
DINING ROOM BAY	2' x 7' x 10' =	140
PORCH	8'6" x 18' x 14' =	1,664
		17,270 cers
	17,270 @ 174 =	\$2,935.90



SECTION

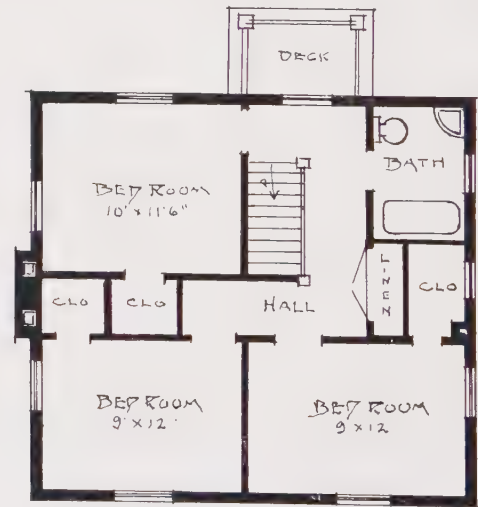
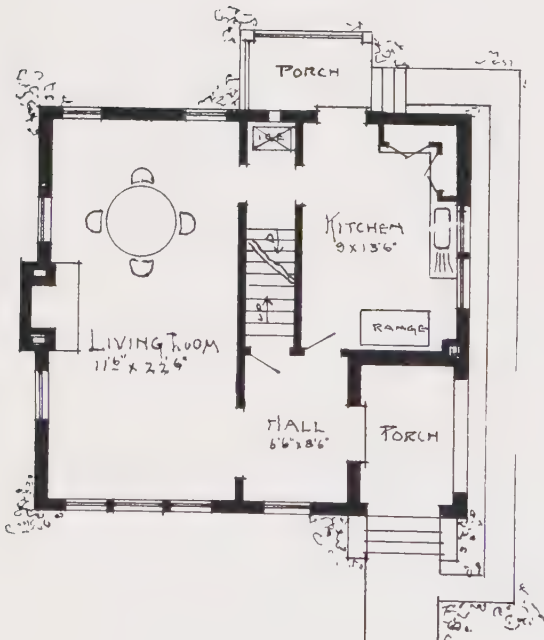


#3000 HOUSE COMPETITION
COMPLETE BUILDING SHOW
CLEVELAND OHIO

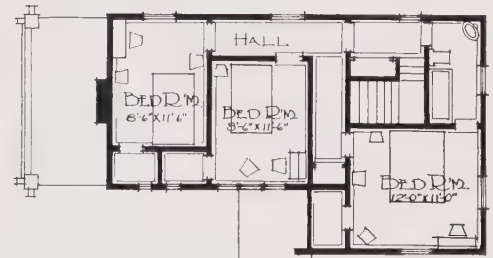
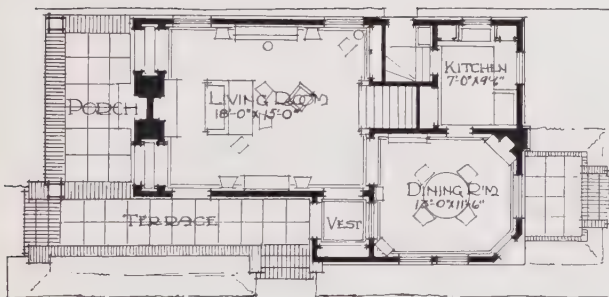
Submitted by C. M. Craig & J. H. Maag

4500 Euclid Avenue

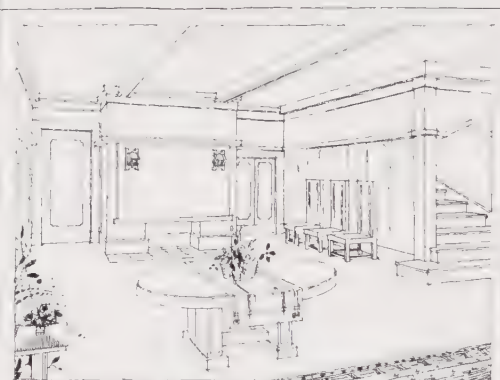
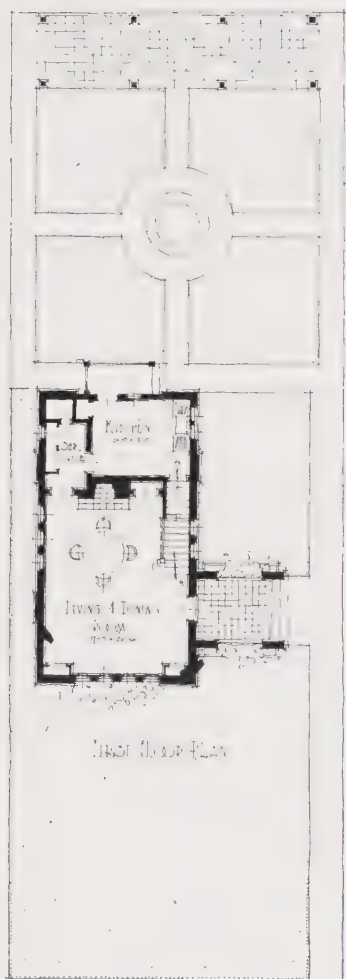
Cleveland, Ohio



Submitted by Reamer & Vorce
Garfield Building Cleveland, Ohio



Submitted by Herman Kregelins
 1028 Williamson Building
 Cleveland, Ohio



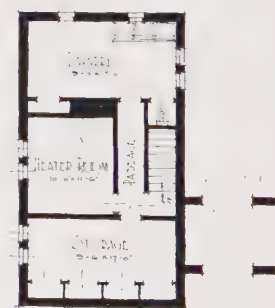
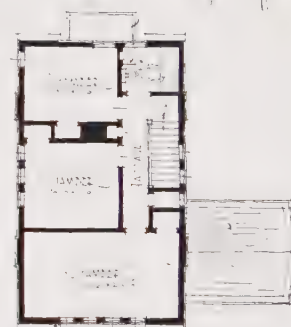
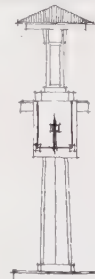
CLEVELAND CHAPTER
ALA COMPETITION
for A
\$3000000 HOUSE



ESTIMATED COST

BASEMENT	4987 C.V. FT
FIRST FLOOR	6237 C.V. FT
SECOND FLOOR	5086 C.V. FT
ROOF SPACE	930 C.V. FT
VERANDA	252 C.V. FT
REAR PORCH	84 C.V. FT
TOTAL	17646 C.V. FT
TOTAL COST AT 17¢	\$2999.82

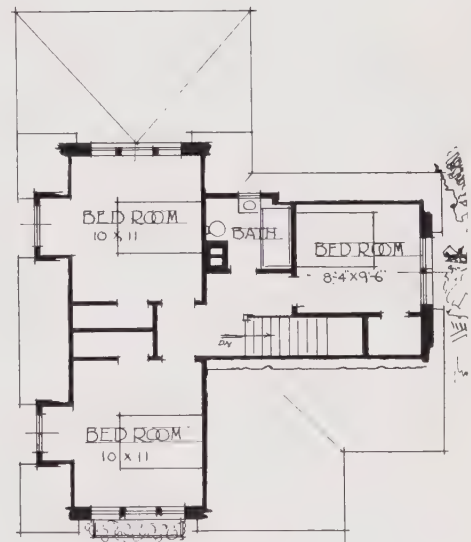
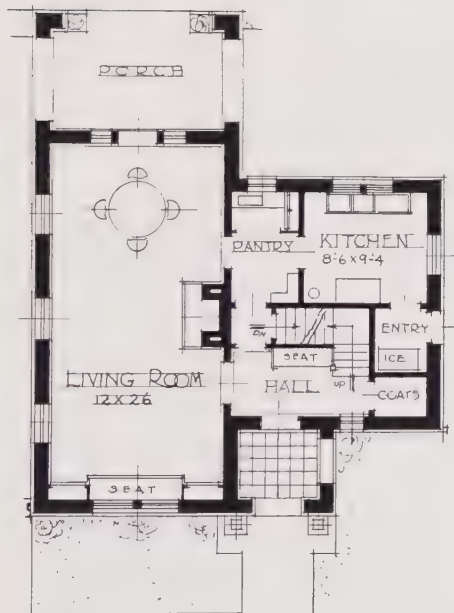
SKETCHED ELEVATION



Submitted by B. Haldane Douglas

7218 Meade Street

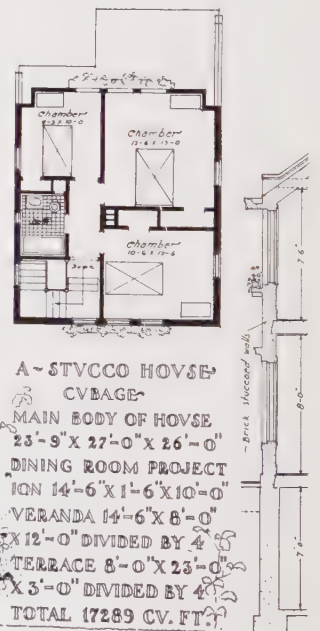
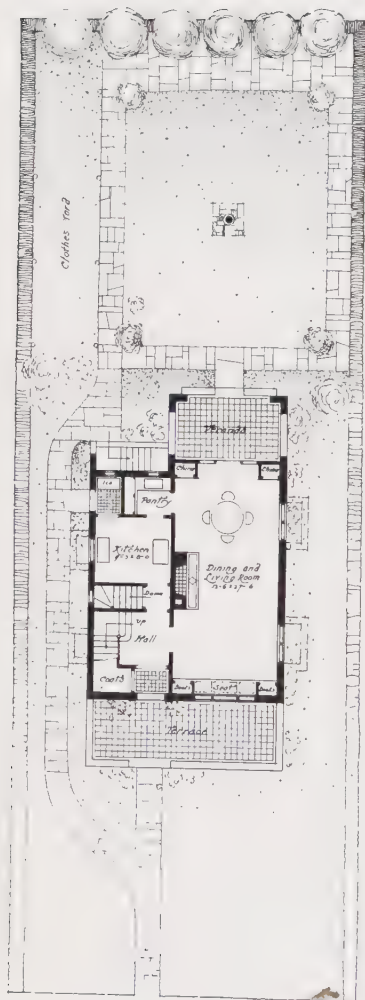
Pittsburgh, Pa.



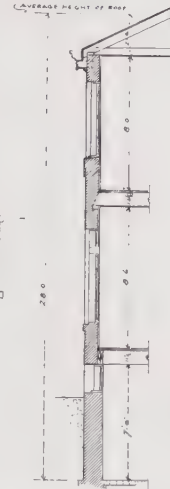
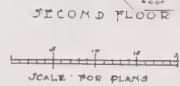
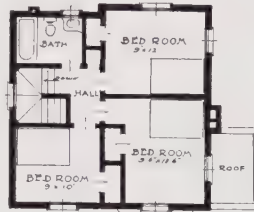
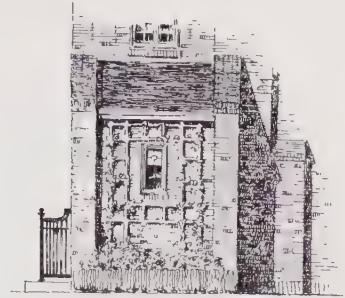
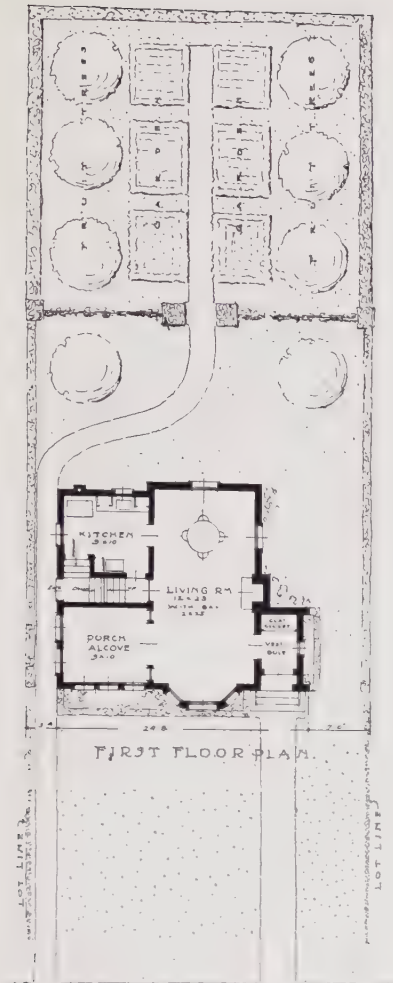
Submitted by Albert M. Kreider

89 Franklin Street

Boston, Mass.



A-STVCCO HOUSE
CUBAGE
MAIN BODY OF HOUSE
23'-9" X 27'-0" X 26'-0"
DINING ROOM PROJECT
ION 14'-6" X 1'-6" X 10'-0"
VERANDA 14'-6" X 8'-0"
12'-0" DIVIDED BY 4
TERRACE 8'-0" X 23'-0"
X 3'-0" DIVIDED BY 4
TOTAL 17289 CV. FT.

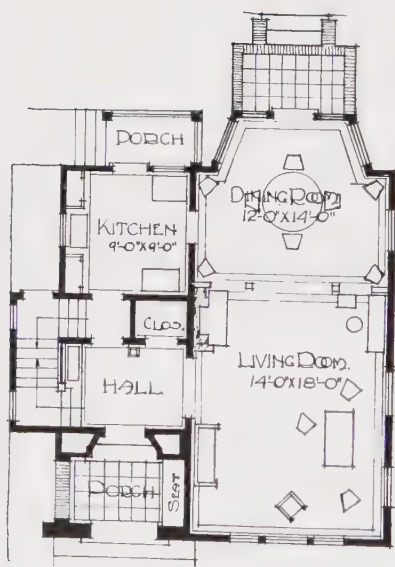
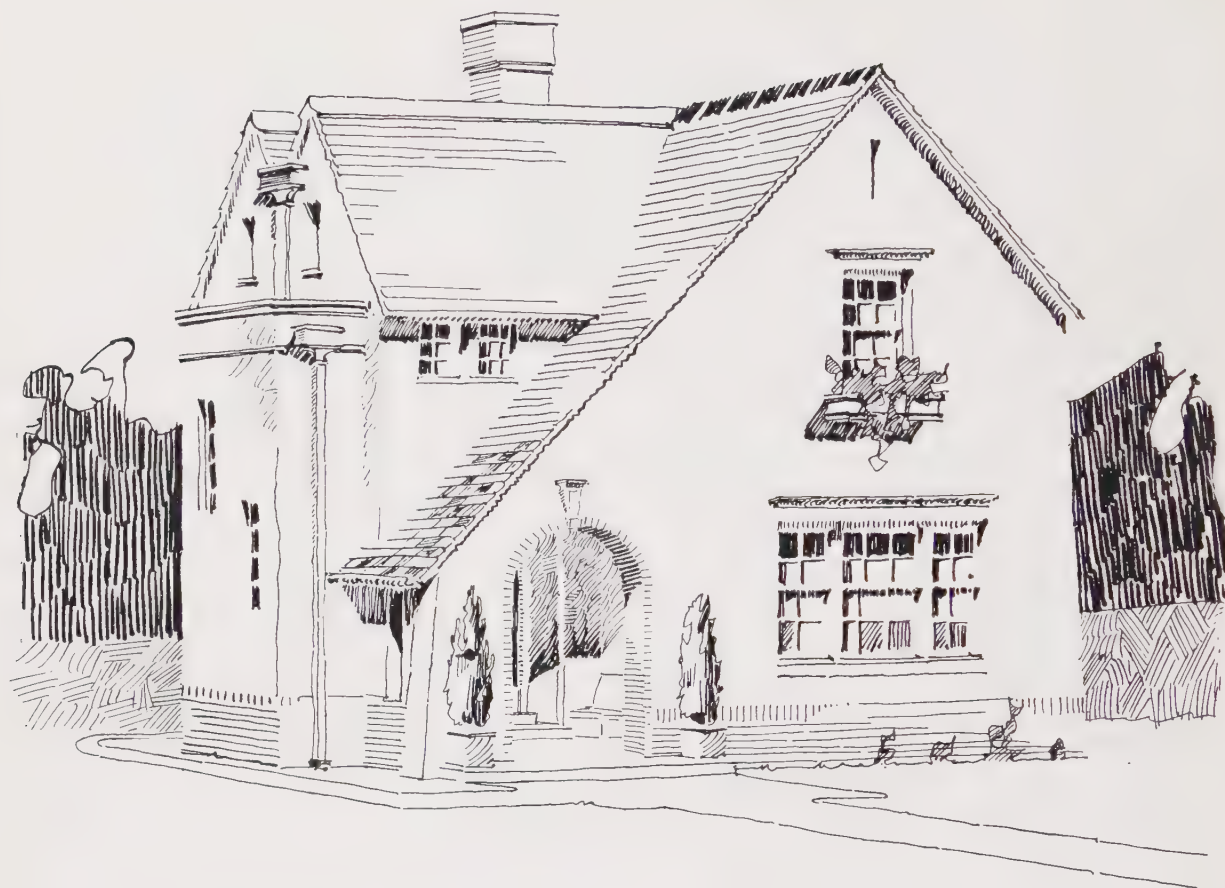


"CUBAGE"			
10'6" x 23'6"	244 1/2	SQ FT	
13'6" x 24'6"	330 3/4	" "	
	577 1/4		
HEIGHT: 2.8	421.6		
	115.4		
	14		
		16170	CUB FT
BAY	7'0" x 2'0"	14'0"	
HEIGHT	16 1/2		
	54		
	147		
		231	
FRONT ENTRANCE	5'0" x 10'0"	50'0"	
HEIGHT	17 1/2		
	350		
	50		
	25		
		87 1/2	
CHIMNEYS	150	" "	
	17426		
	174		
	121582		
	17426		
TOTAL COST	\$29624.2		

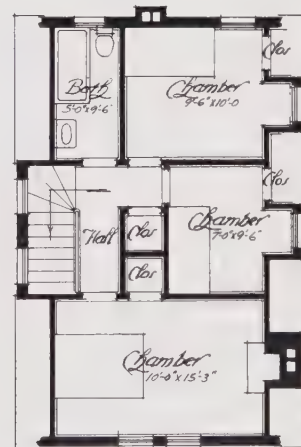
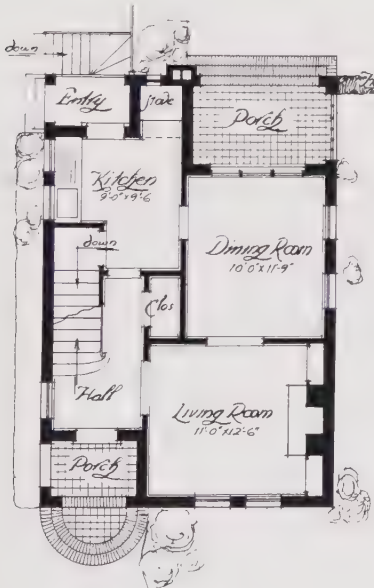


COMPETITION FOR A HOUSE TO COST \$3000.
COMPLETE BUILDING SHOW CLEVELAND OHIO 1916

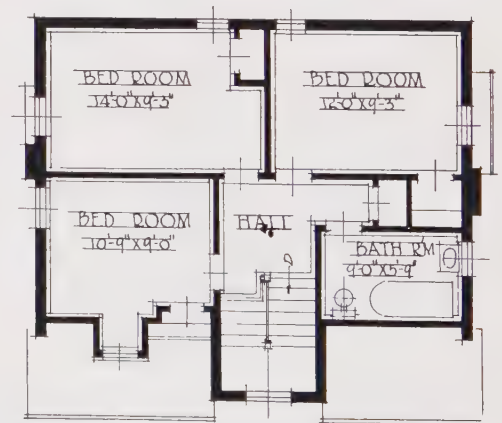
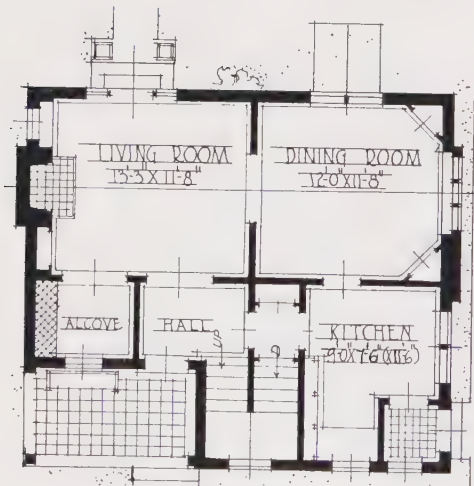
Submitted by Robert C. Reamer
1237 Hird Street
Cleveland, Ohio



Submitted by William H. Hogue
 1028 Williamson Building Cleveland, Ohio



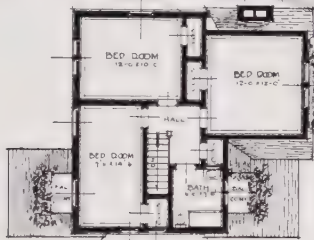
Submitted by Alfred Nibecker
1435 Valencia Street Los Angeles, Cal.



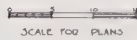
Submitted by S. J. Betman
 7709 Linwood Avenue Cleveland, Ohio



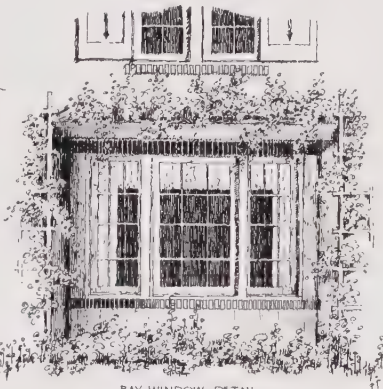
• CLEVELAND COMPLETE BUILDING SHOW •
 • COMPETITION FOR A \$3,000 HOUSE •
 • SUBMITTED BY  •



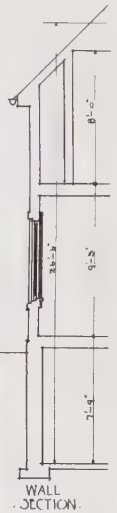
• SECOND FLOOR PLAN •



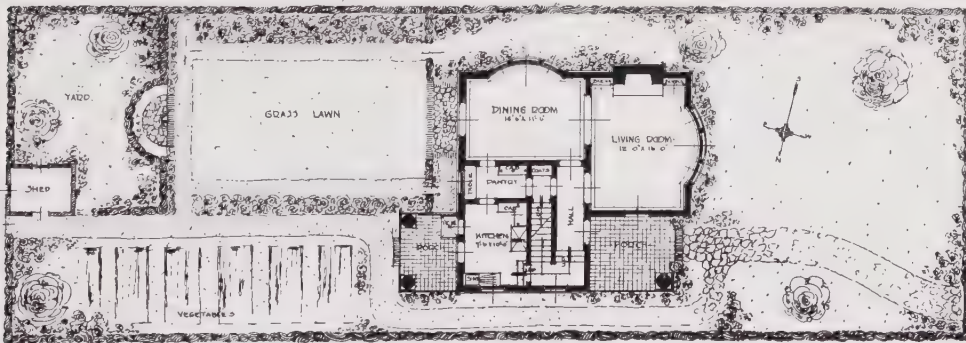
THE CUBAGE
 LIVING RM. PORTION
 12½ X 17 X 26½ = 3631.75
 PORTION INCLUDING
 DINING RM. PANTRY
 KITCHEN AND ENT HALL
 15½ X 26 X 28 = 11,264.00
 FRONT PORCH
 10 X 9 X 15½ X 25% = 304.00
 REAR PORCH
 7 X 9 X 15½ X 25% = 213.00
 DINING RM. BAY
 9 SQ. FT. X 11 = 99.00
 LIVING RM. BAY
 10 SQ. FT. X 11 = 110.00
 TOTAL CUBAGE 17641.75
 COST PER CU. FT. .17
 TOTAL COST. \$ 2,999.10



• BAY WINDOW DETAIL •

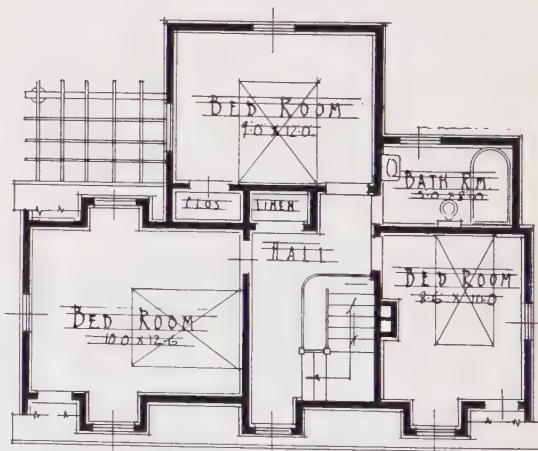
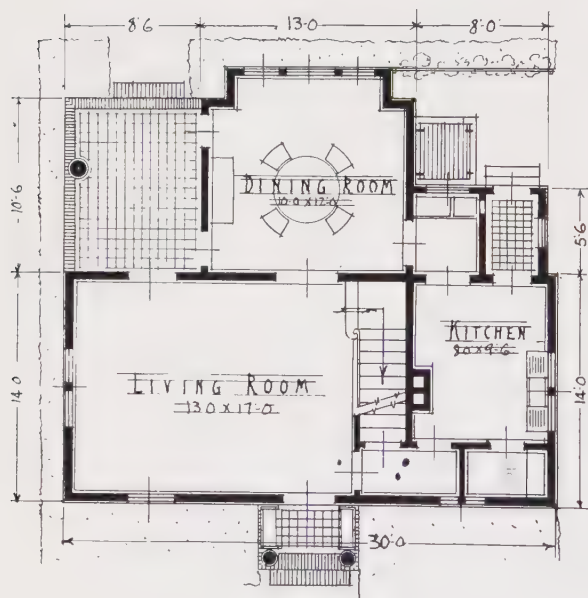


WALL SECTION.

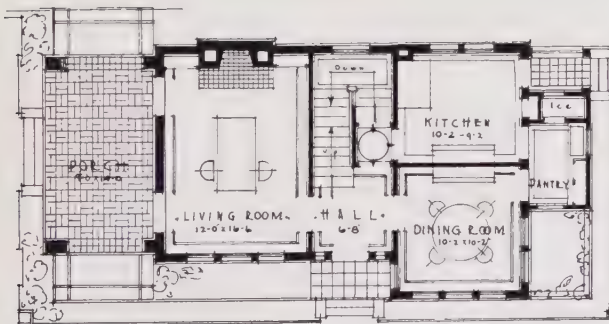
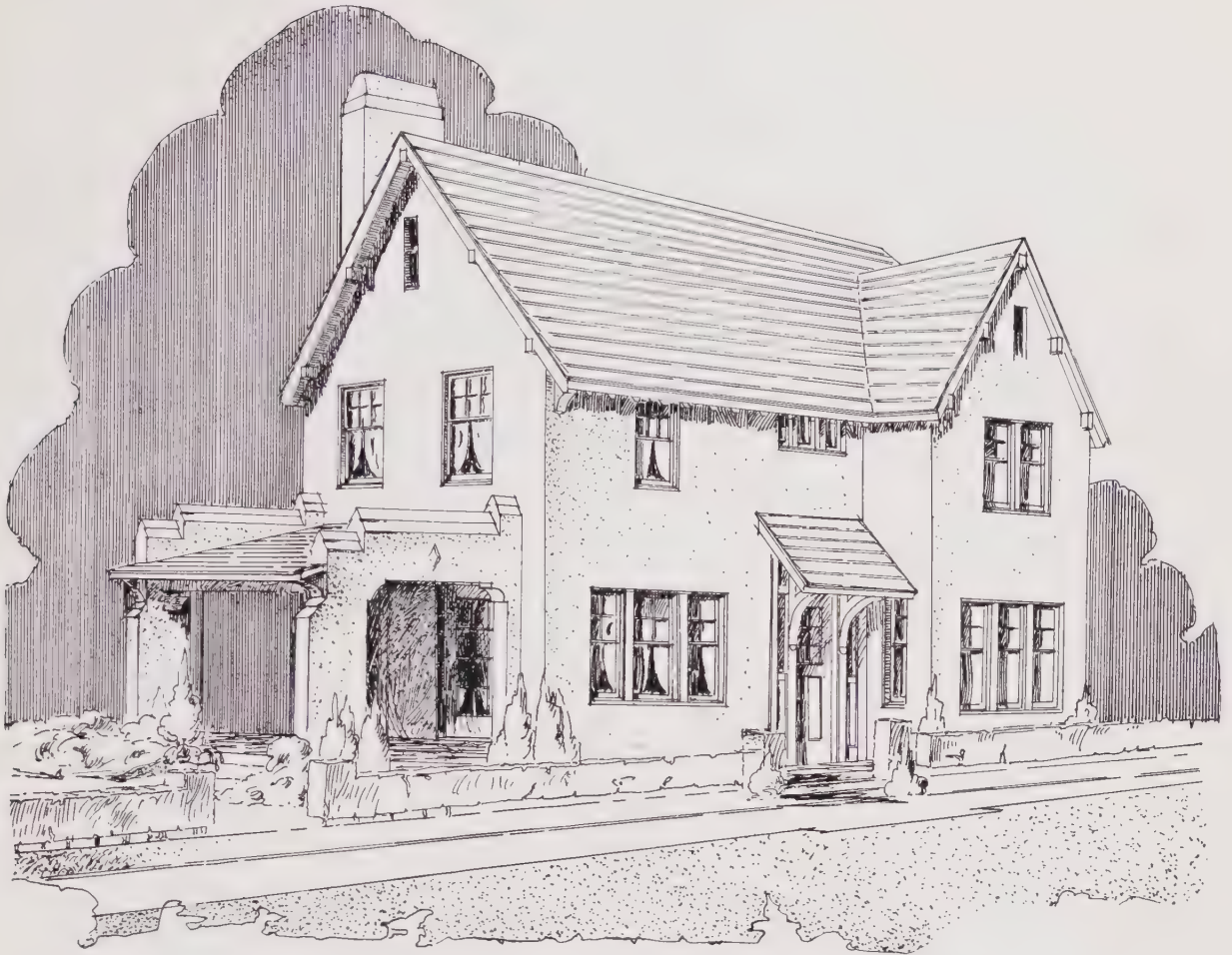


• LOT PLAN •

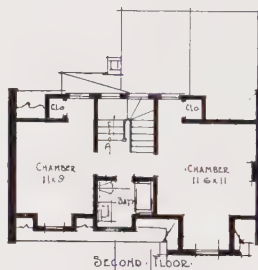
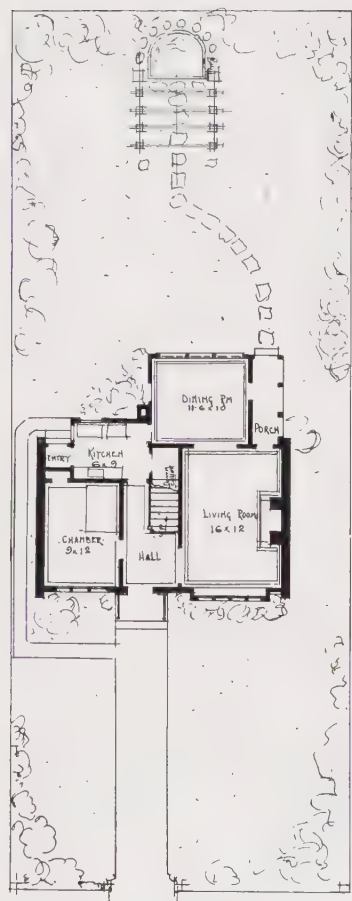
Submitted by F. J. Smith & H. Phillip Bartlett & Hubert Miller
 909 State Street Indianapolis, Ind.



Submitted by J. H. Maag & C. M. Craig
 1519 Mentor Avenue
 Cleveland, Ohio



Submitted by H. Cecil Frank
Akron, Ohio

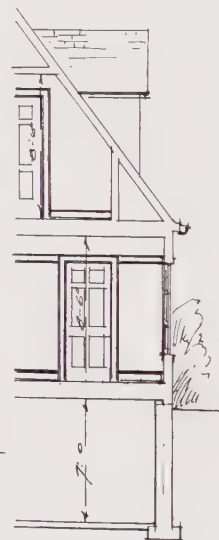
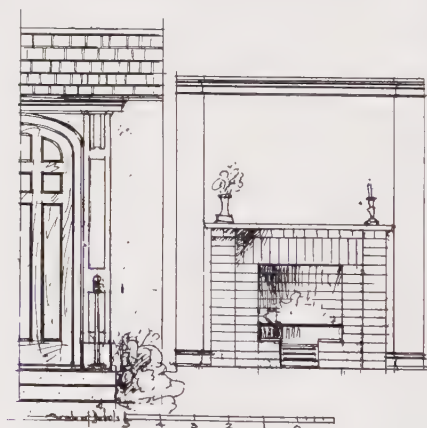


Scale of Feet—
0 2 4 6 8 10 12 14 16 18 20

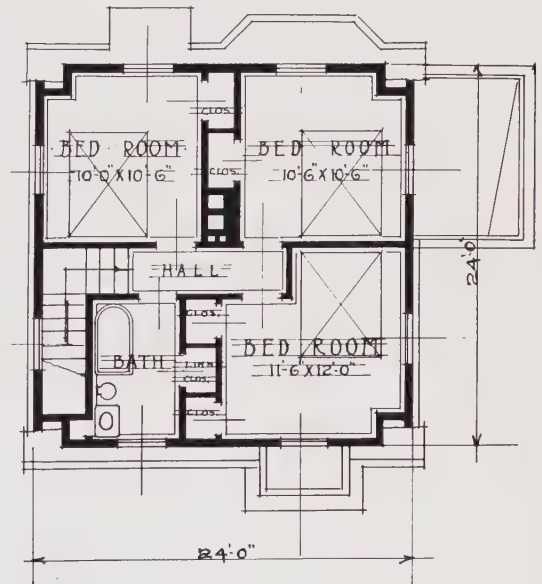
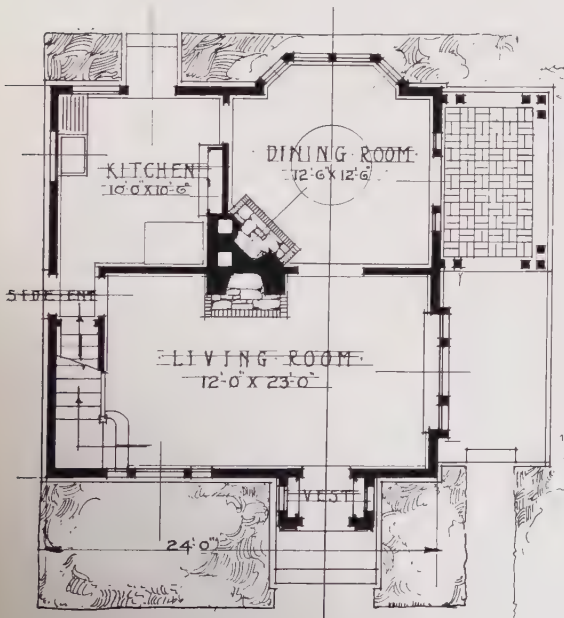
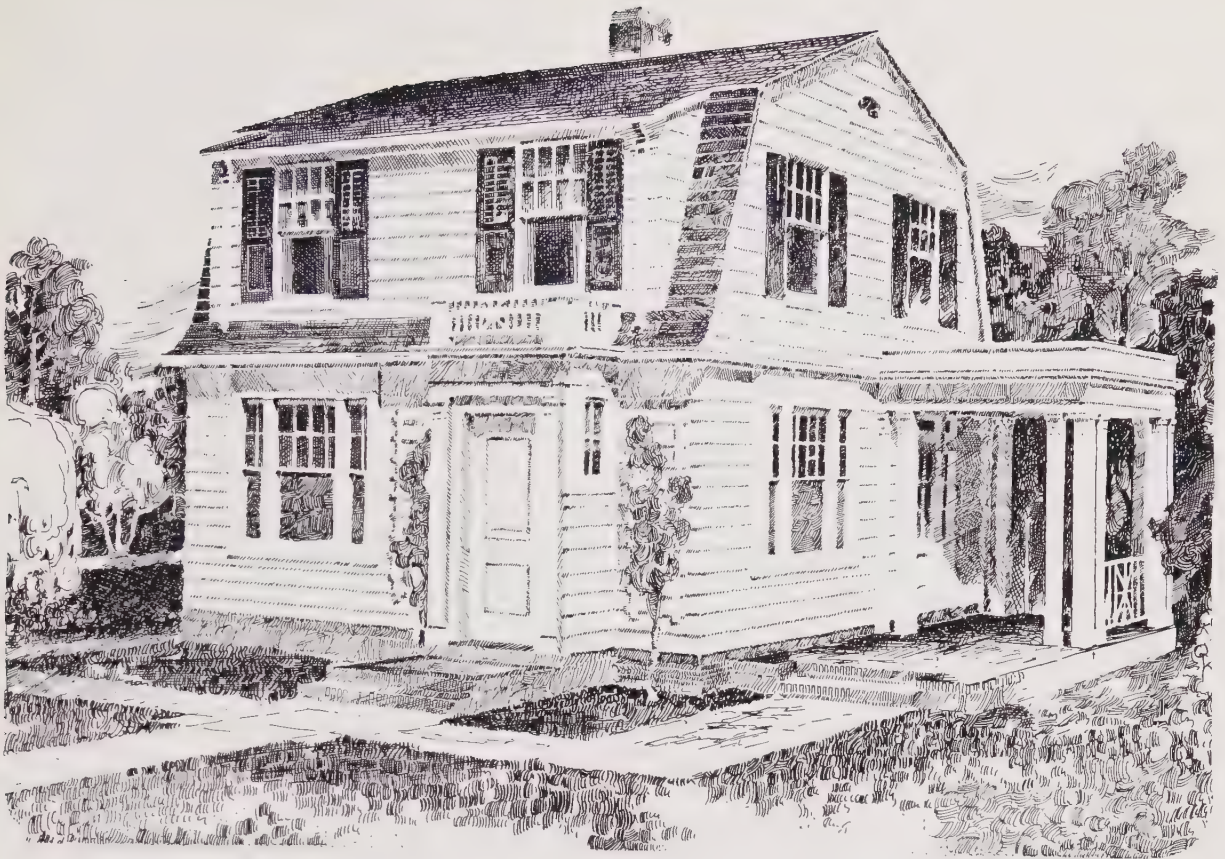
CODAGE—

MAIN HOUSE 16x20x20	13120
DINING ROOM 12x10x19	1375
KITCHEN 8x8x19	513
BAY 1X8 1/2 X 20	100
PORCH 4X10 X 12 1/2	120
CUBIC CONTENTS	17326
COST @ 17¢ PER CU FT	\$2945.42

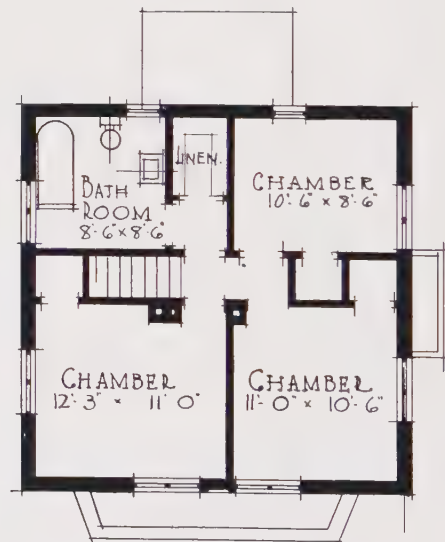
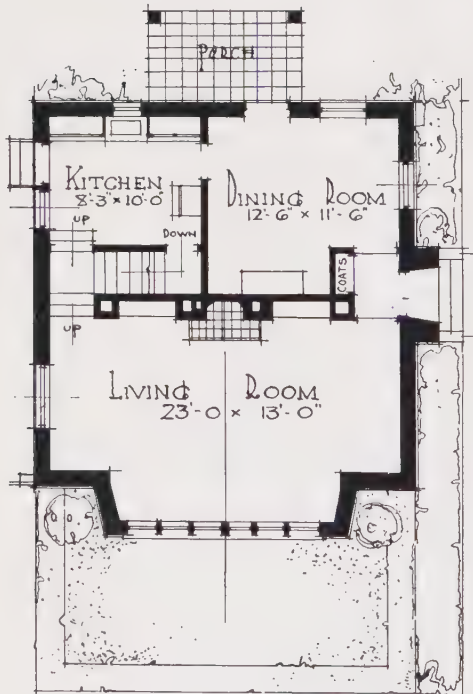
SUBMITTED BY



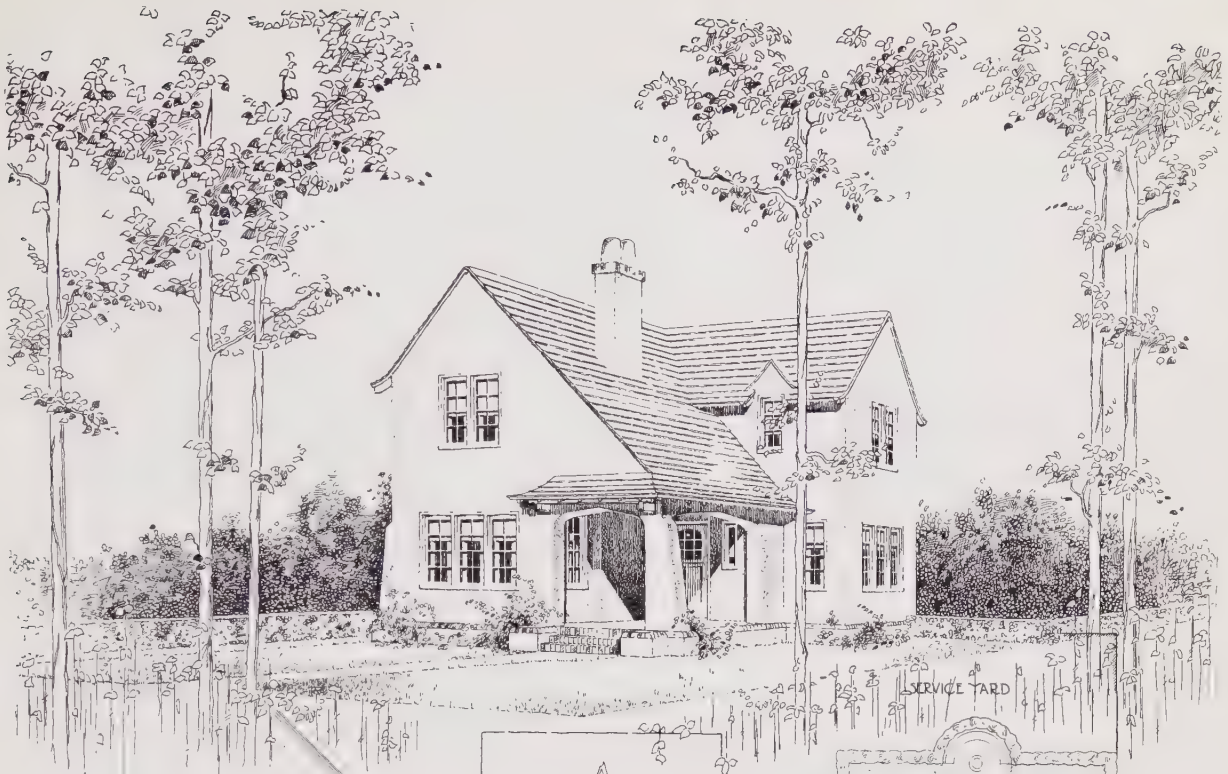
A 3000 DOLLAR HOUSE



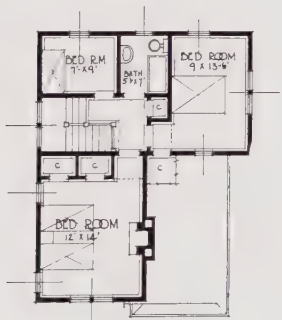
Submitted by Joseph A. Seipel
201 Avenue Building Cleveland, Ohio



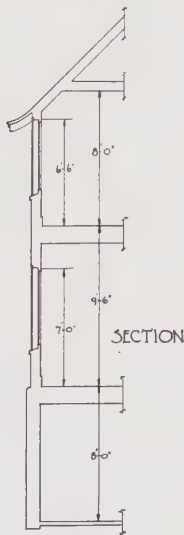
Submitted by George Smellie Johnston
 10904 Amor Avenue
 Cleveland, Ohio



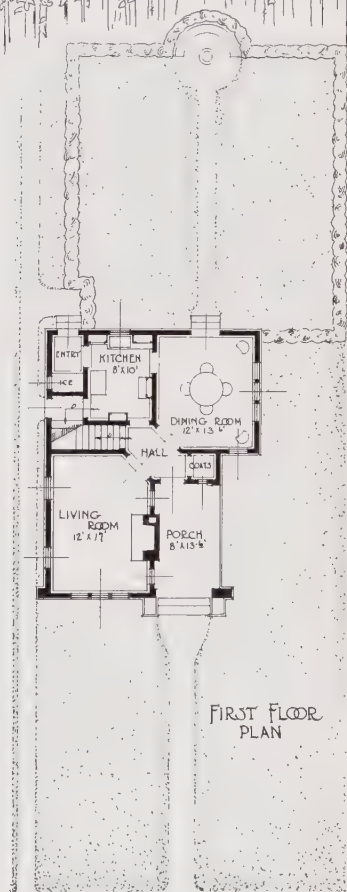
SCALE



SECOND FLOOR PLAN



SECTION

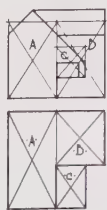


FIRST FLOOR PLAN

CUBAGE

PORTION A - $13' \times 32'6'' \times 27'6''$ - 11,618
 PORTION B - $12'6'' \times 14'5'' \times 27'6''$ - 4984
 $\frac{1}{4}$ PORTION C - $8' \times 18' \times 14'$ - 504
 TOTAL - 17,106

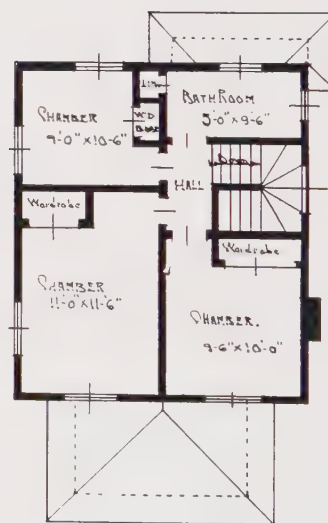
17,106 CUBIC FEET
 @ 17¢ - \$2908.02



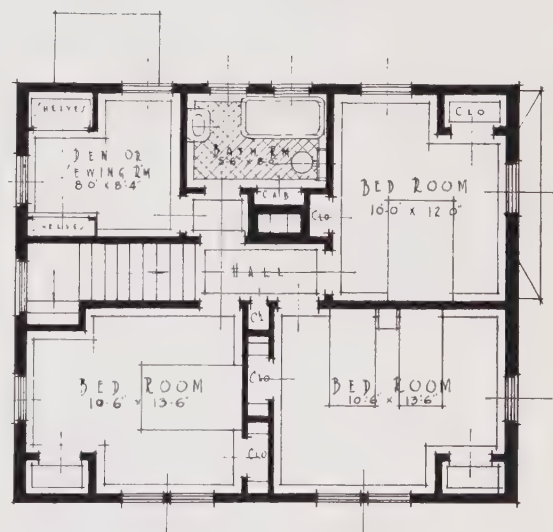
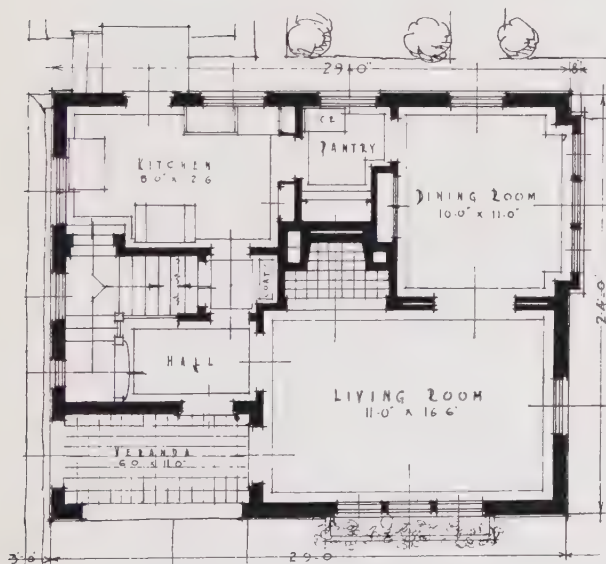
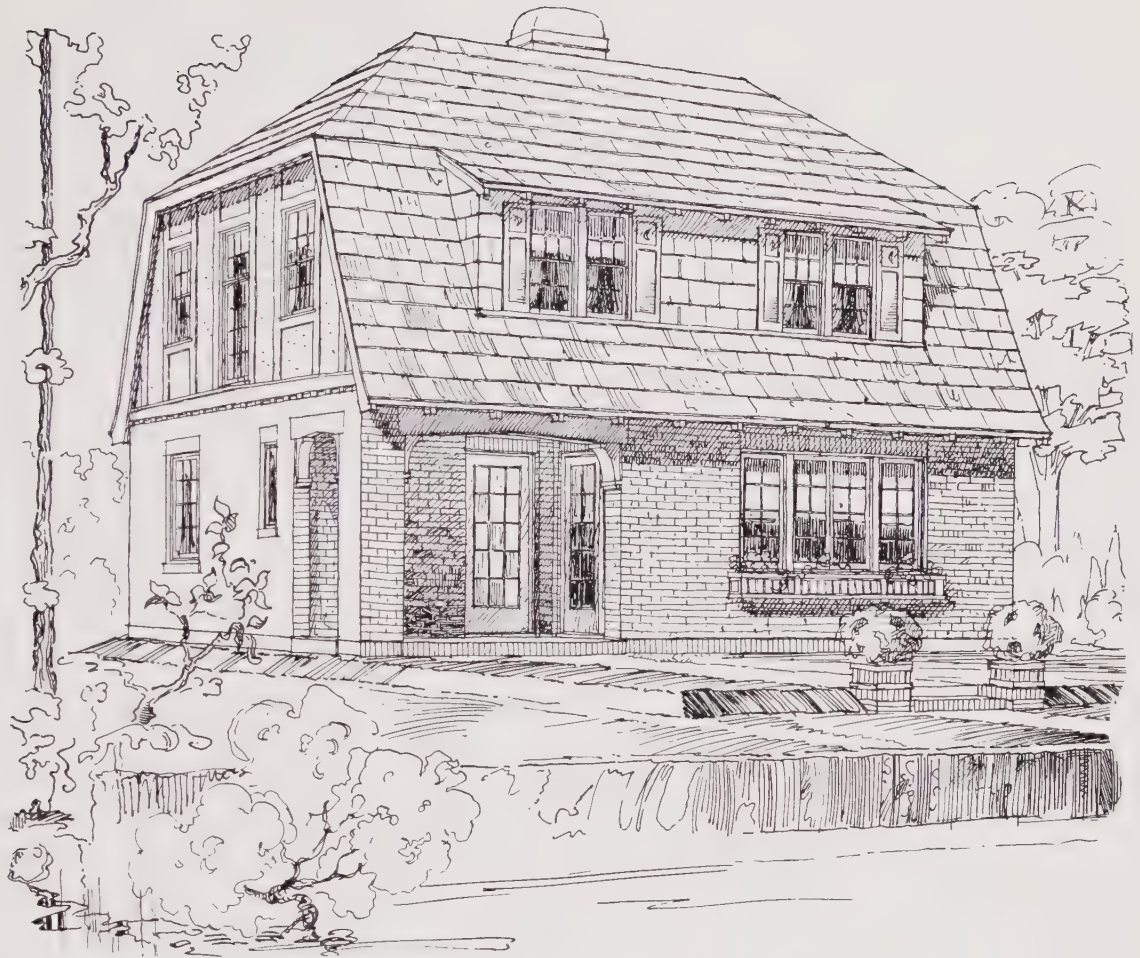
Submitted by Emory I. Ohler

591 Ludow Arcade

Dayton, Ohio



Submitted by Geo. S. Jarvis
715 Penna Avenue Des Moines, Iowa



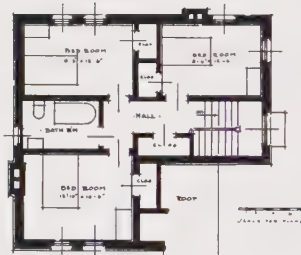
Submitted by Henry F. Forsberg
1900 Euclid Building Cleveland, Ohio

THE AVERAGE MAN'S HOME

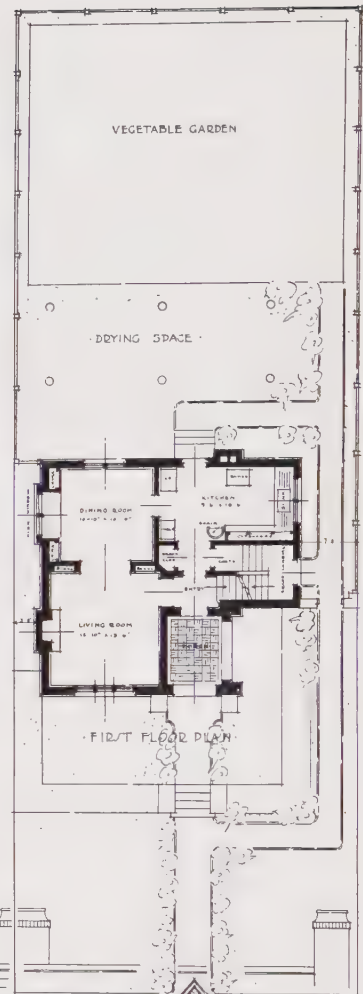


• A WORKINGMAN'S HOME AT A COST OF \$3000 •

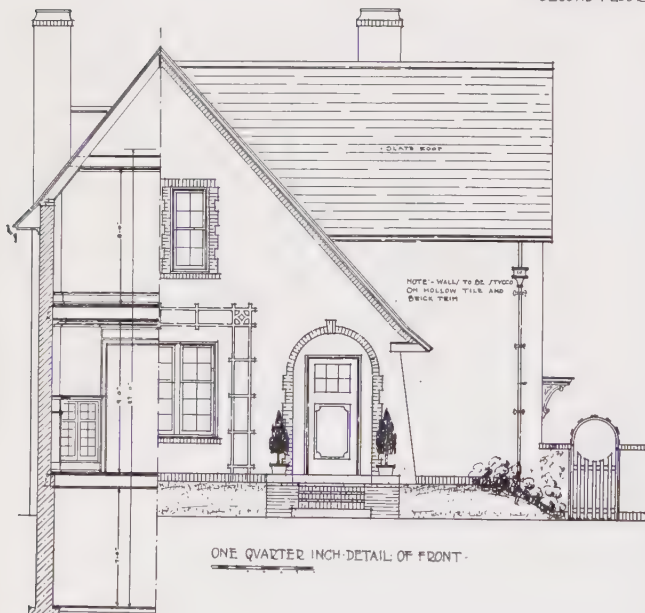
CVBIT CONTENTS		
MAIN HOV'E - 14'-0"X27'-0"X27'-0"	=	10571
KITCHEN WING - 10'-9"X15'-0"X27'-0"	=	6784
ENTRY PROJECTION - 1'-0"X7'-6"X10'-0"	=	75
PORCH - 7'-0"X3'-0"X10'-0" = 4	=	175
DINING ROOM BAY - 7'-0"X0'-6"X6'-0"	=	21
TOTAL	=	17624
17624 CV-FT X 11 CENTS PER CV-FT	=	\$2496.00
SUBMITTED BY		



• SECOND FLOOR PLAN •



• FIRST FLOOR PLAN •

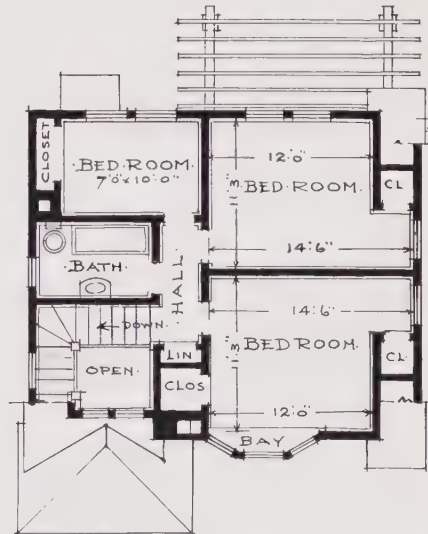
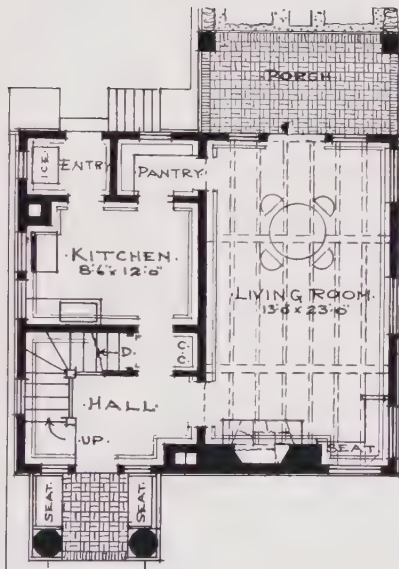


ONE QUARTER INCH DETAIL OF FRONT

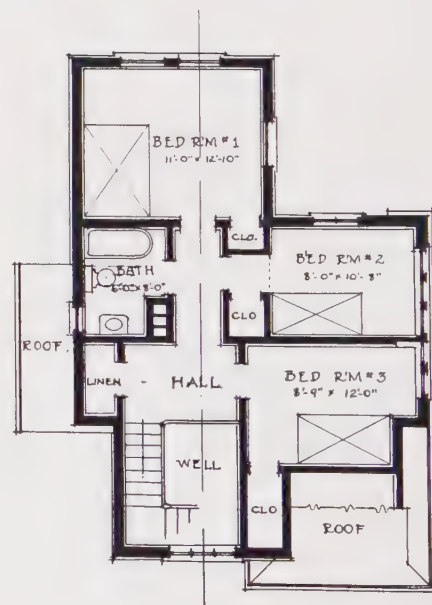
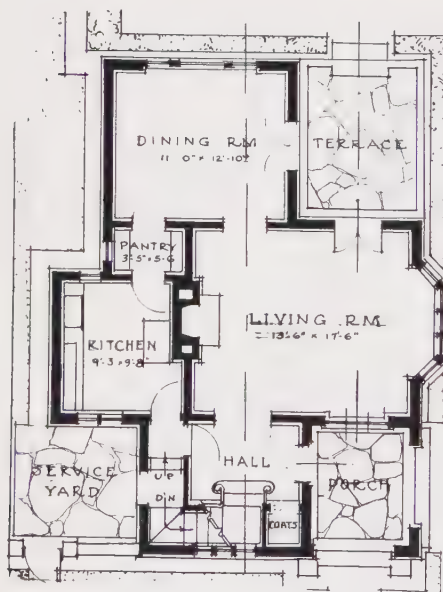


ONE QUARTER INCH DETAIL OF SIDE

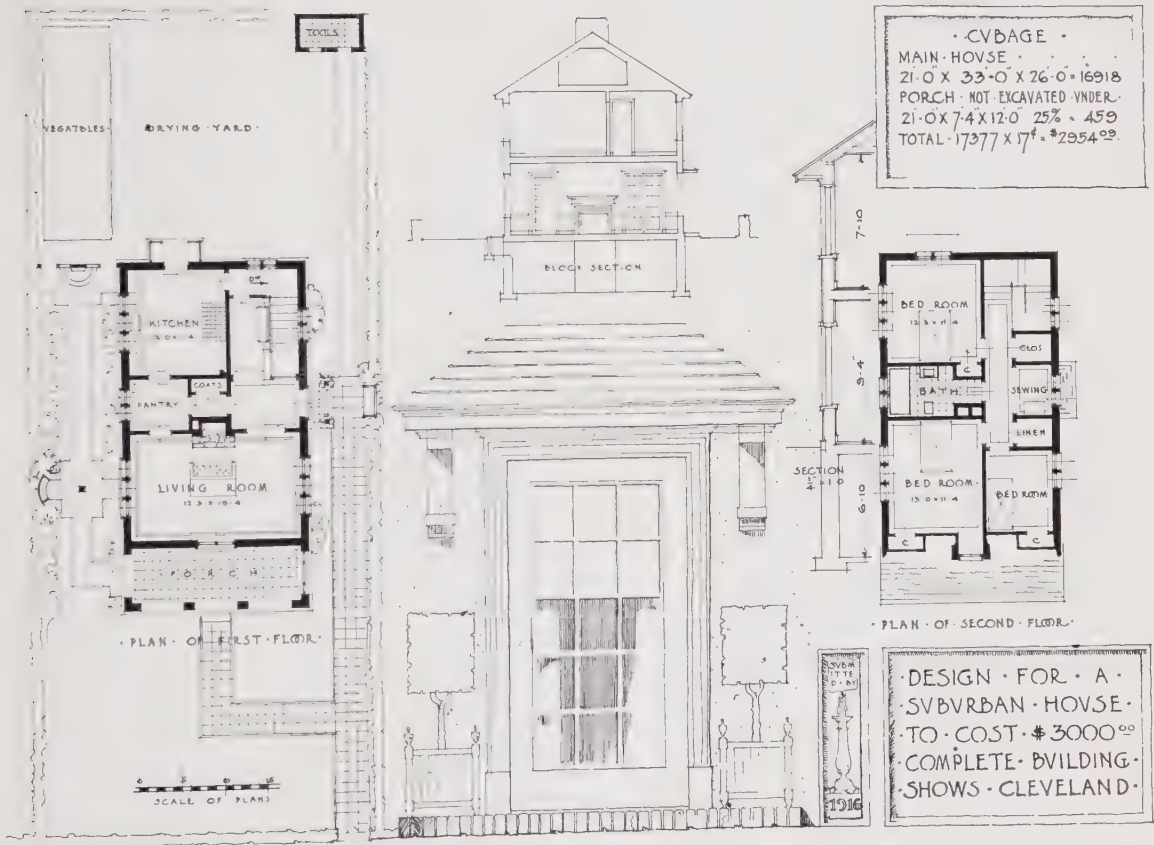
Submitted by W. F. Sielman
4515 Prospect Avenue
Cleveland, Ohio



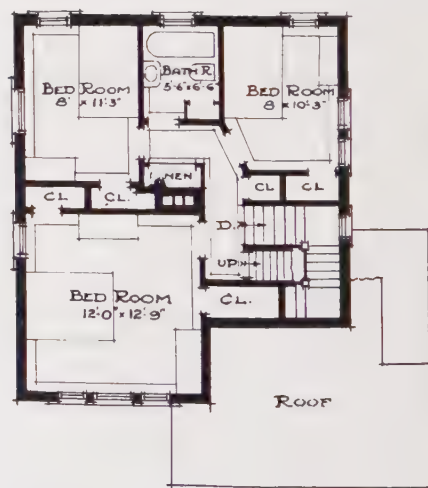
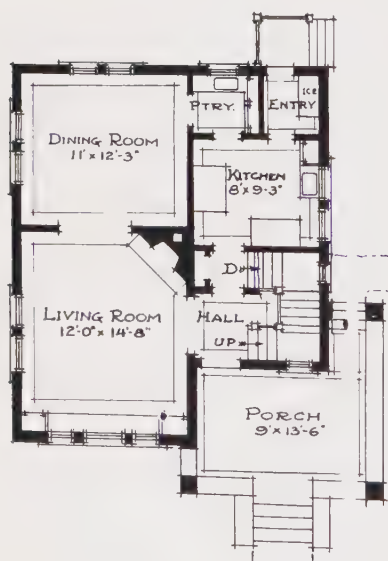
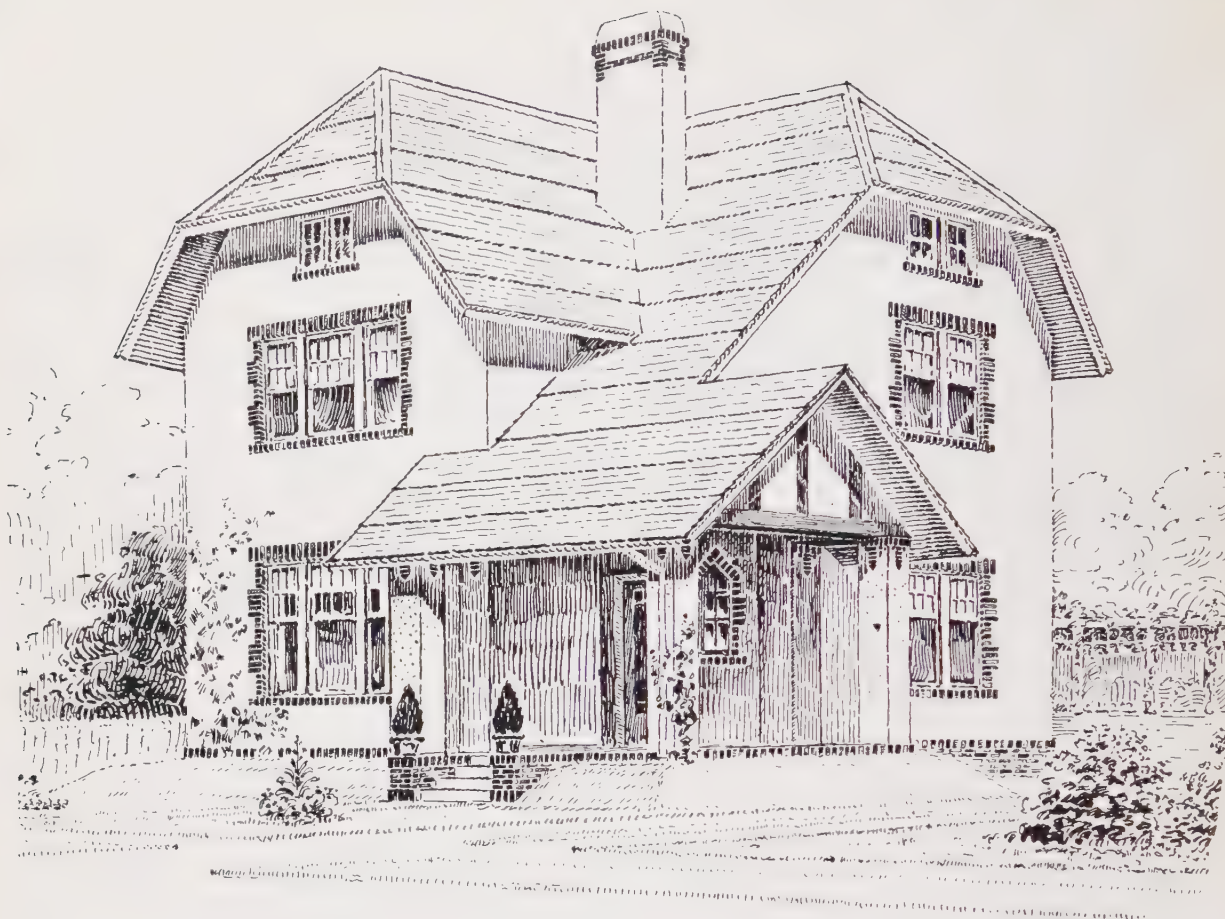
Submitted by Eugene H. McMurray & W. Bell Pulis
Essex Building Newark, N. J.



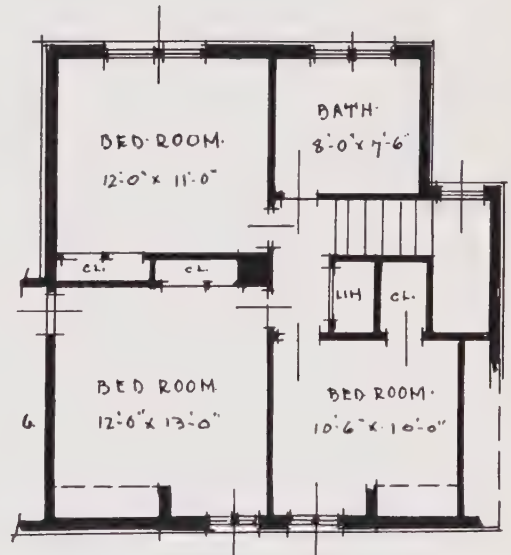
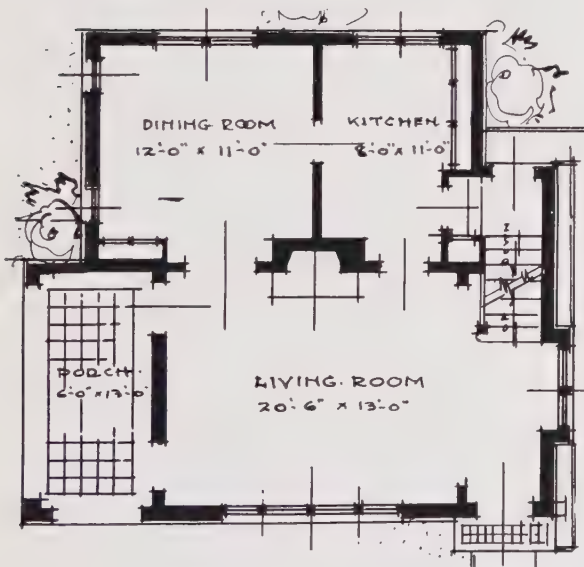
Submitted by Harvey Staring Horton
 27 Manchester Avenue
 Buffalo, N. Y.



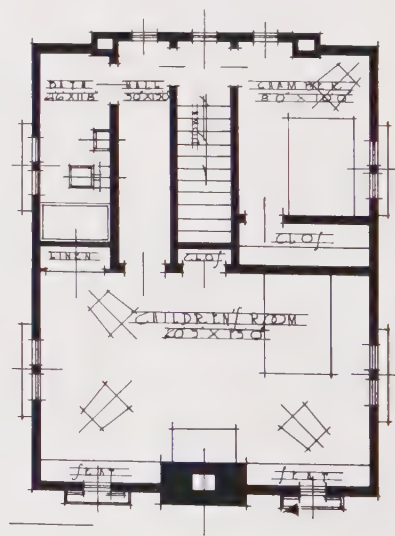
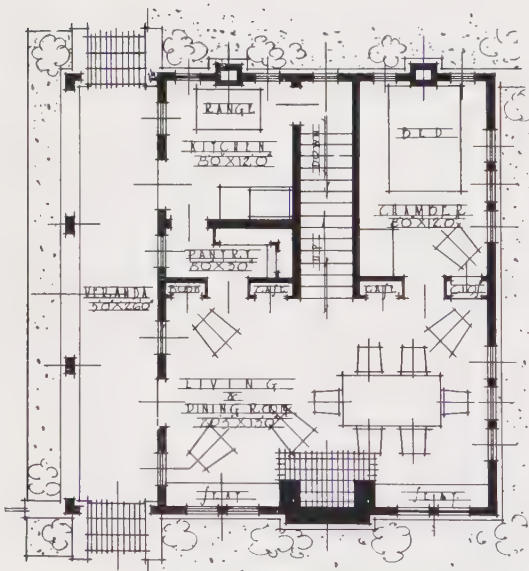
Submitted by Robt. L. Harris
2027 Kennedy Avenue
Baltimore, Md.



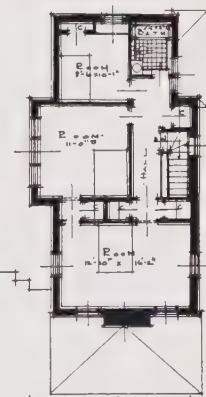
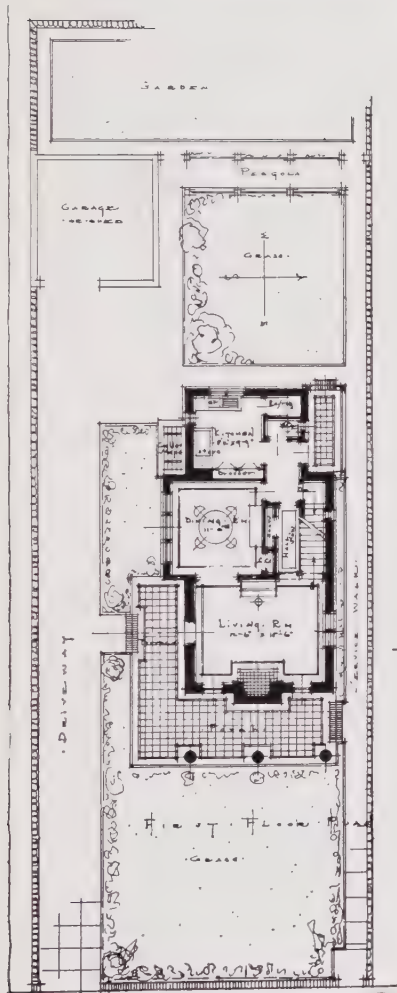
Submitted by Louis E. Sholter
1298 West 111th Street
Cleveland, Ohio



Submitted by P. L. Small & O. J. Ochert
1002 Garfield Building
Cleveland, Ohio



Submitted by Albert Frank Keyman
 584 Eighteenth Street
 Milwaukee, Wis.



Scale of Plans.
1" = 10'-0"
Scale of Section.
1" = 10'-0"
Scale of Detail.
1" = 1'-0"

SECOND FLOOR PLAN.

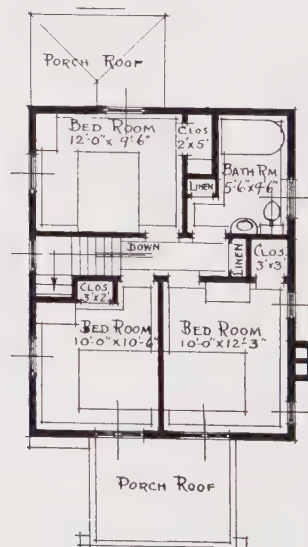
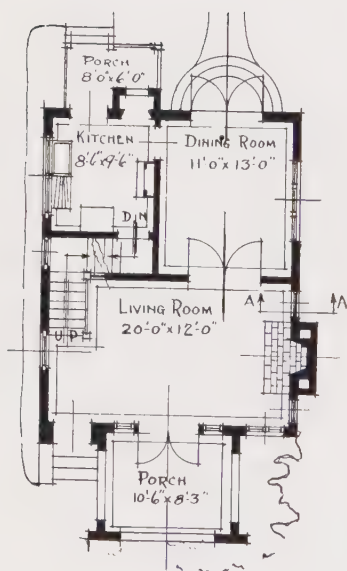
A HOUSE TO BE
BUILT FOR \$3000
submitted by "Criswell"

CUBAGE		
MAIN HOUSE	11'-0" x 14'-0" x 12'-0" = 1872	6-11
PORCHES	11'-0" x 14'-0" + 11'-0" x 14'-0" = 396	
TERRACE	6' x 14' x 2' = 168	
DINING RM. GABLE		150
OUTSIDE CELLAR STAIRS		126
BATH ROOM OVERHANG		46
TOTAL	2562	
	© 1916	
	\$3000	

Submitted by Geo. W. Baumeister

618 Chestnut Street

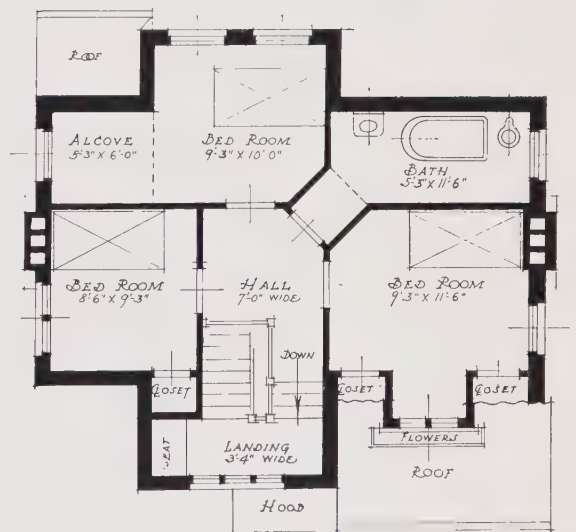
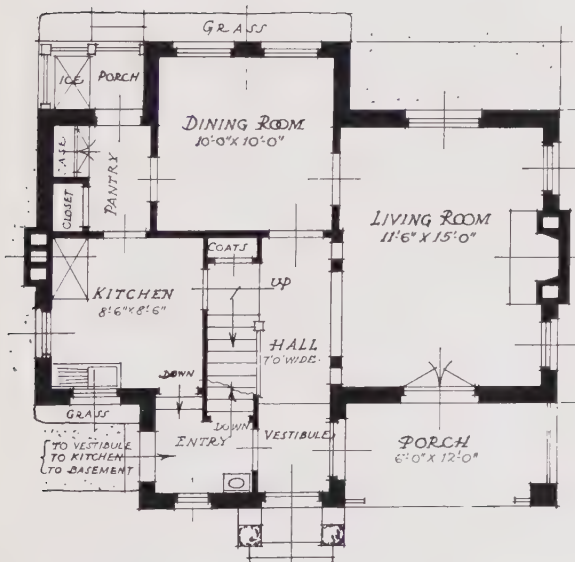
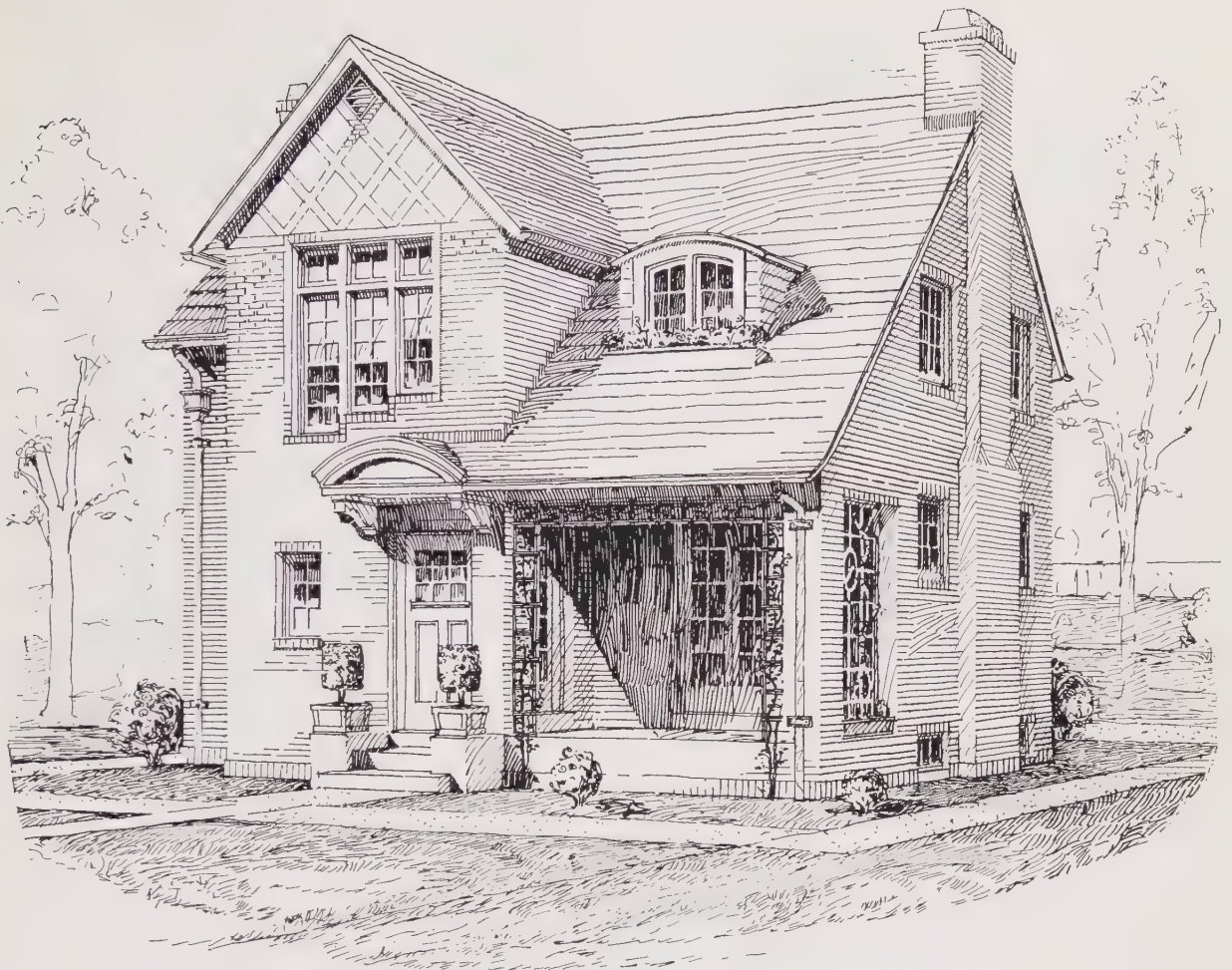
Philadelphia, Pa.



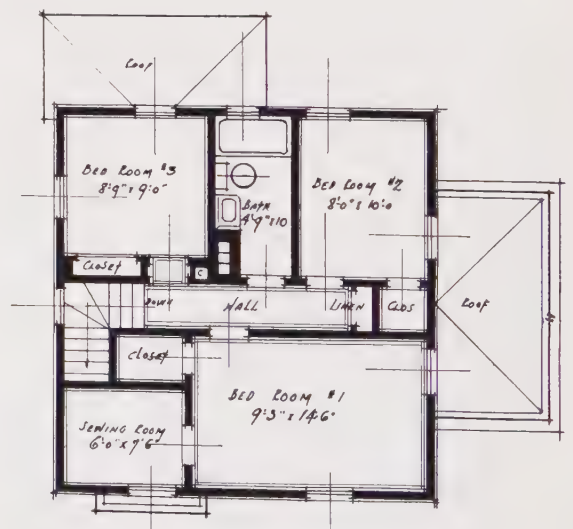
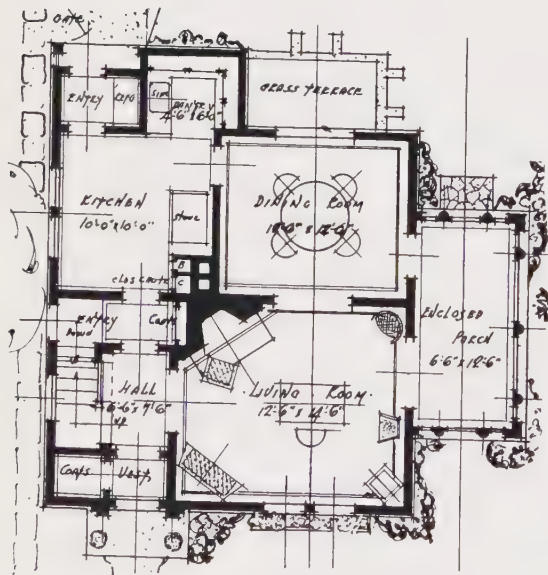
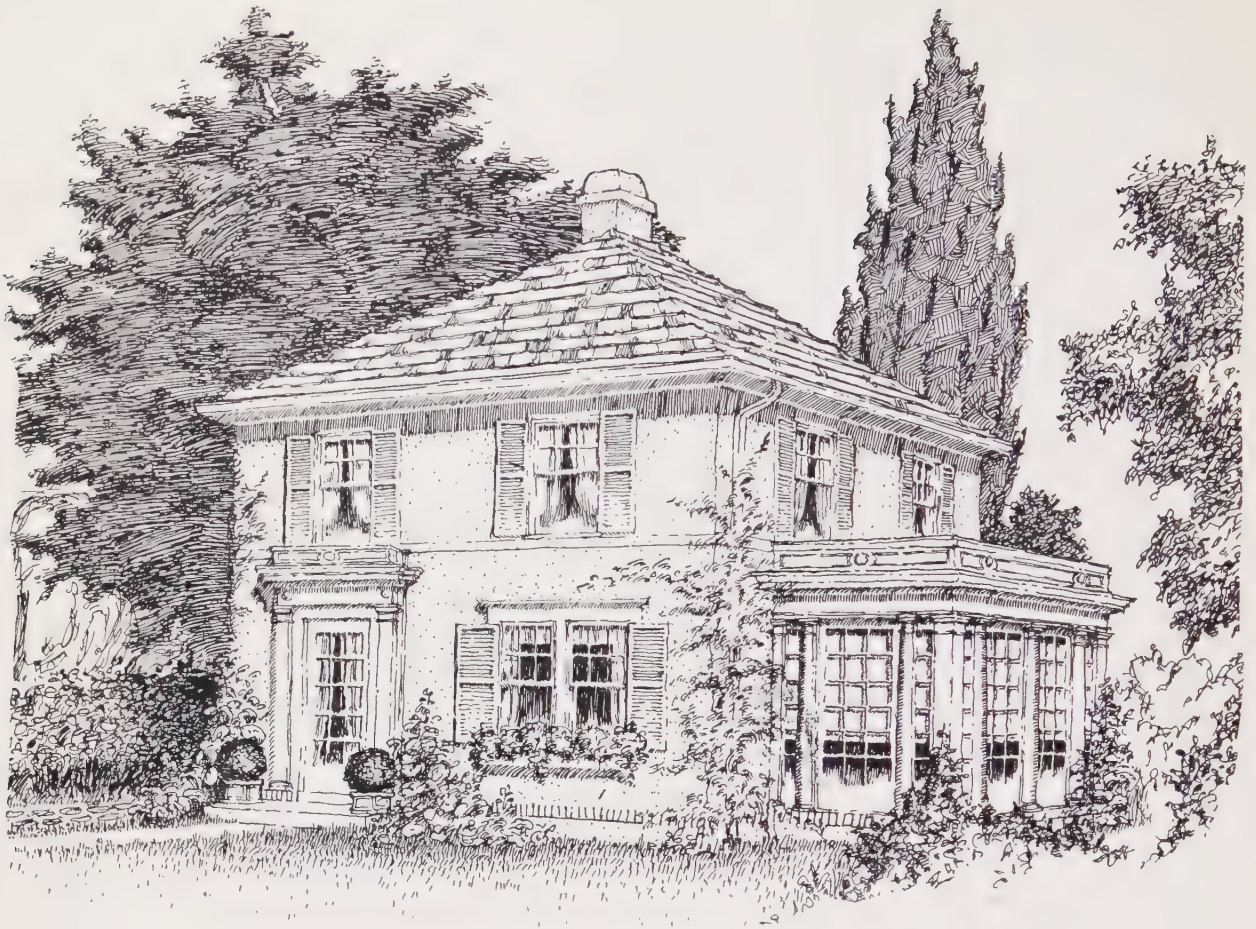
Submitted by A. A. Trevor

Box 332

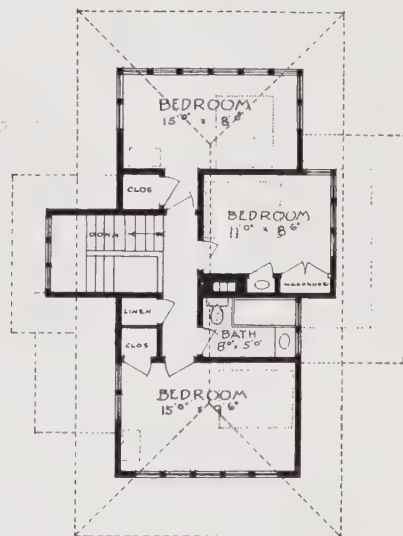
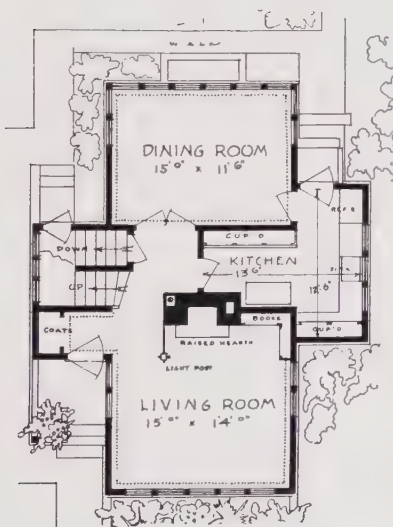
Van Wert, Ohio



Submitted by Harvey James Pearce
1401 North Broadway St. Louis, Mo.



Submitted by Walter E. Gast
 679 Northumberland Avenue Buffalo, N. Y.



Submitted by Marion Alice Parker
513 S. E. 4th Street Minneapolis, Minn.

The Three Most Important Rooms

In Your New Home
Will Be The
BATHROOM
KITCHEN and
LAUNDRY

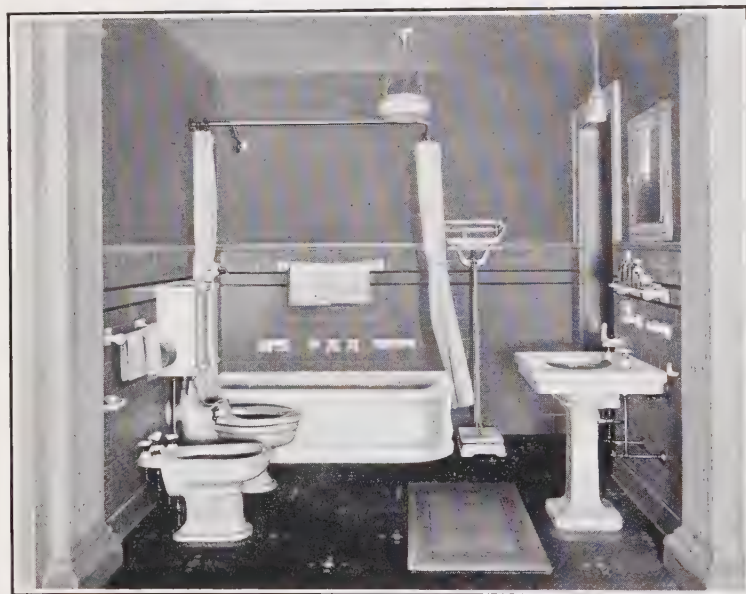
Kohler's Enameled Plumbing

Together with our other
lines means

Quality
Convenience
and Economy



Exhibit at the Complete Building Show



One of the Bathrooms at the Exhibit

Every article handled
by us is uncondition-
ally guaranteed

Visit our
SHOW ROOMS
inspect our lines and
and have us show you
how reasonably you
may secure the best
in plumbing equip-
ment.

The E. W. FISHER COMPANY
CLEVELAND, OHIO
Distributors Kohler Enameled Plumbing Ware

Q + Q + M QUALITY QUANTITY and the MODE in Printing

THE three essentials that The Artercraft organization has to offer in the execution of your advertising literature. Ours is a complete plant where only well-trained and thoroughly efficient workmen are employed; containing the most modern equipment—an organization whose sole aim it is to produce business-getting literature. Let your next printing order be an Artercraft Production on the basis of *Quality, Quantity* and the *Mode* of doing business.

GOOD PRINTERS
GOOD ENGRAVERS

The ARTCRAFT Co
VULCAN BUILDING :: CLEVELAND

GOOD DESIGNERS
Q + Q + M PLAN

"Buy Farr the Best Brick Made in Cleveland"

For A Colonial Residence

There is nothing more appropriate
or practical than our

HOMESTEAD FACE BRICK

THE FARR BRICK COMPANY

MEMBERS OF
S. A. F. E.

CLEVELAND, OHIO

Here is the Model of the First Prize House *Built to Exact Scale*

*See it at Office of
The Barkwill Brick Company*

WE will furnish the tile necessary to build this house in Stucco, according to architects' plans, for about **\$150.** The price is subject to market change and location of job. If faced with brick on tile backing these materials would cost about **\$190.** Let us prove to you that it is economy to build with *Safe* materials. We will help you with your plans and estimates.



THE BARKWILL BRICK COMPANY
MANUFACTURERS OF BRICK AND CONSTRUCTION TILE
The Arcade MEMBERS S. A. F. E. **Cleveland**



The D-B Garbage Receiver



Is an essential
part of the
Model Home

**Sanitary
Convenient
Fly-Proof
Dog-Proof**

Send for
Catalog and Prices

Endorsed by
"Good
Housekeeping
Institute"

THE DONLEY BROTHERS CO.
East 74th Street and Aetna Road
Cleveland " " Ohio

Save the Birds

Join The Cleveland Bird Lovers' Association, and help in the splendid cause of Bird Protection. Learn the habits of different birds. Know what is being done throughout the country on this subject. Teach the children the fun of bird Study.

Read Blue-Bird

Published in Cooperation
with

**The Cleveland Bird-Lovers
Association**

1010 Euclid Avenue - - Rooms 619-620

Telephone Bell: Prospect 2083

Unparalleled Beauty

At Minimum Cost



A Remarkable Endorsement of the
Economy and Efficiency of STUCCO

Of three hundred Architects, from all parts of the United States, entering the \$3,000 House Competition, more than seventy-five per cent used *Stucco* for exterior finish.

The Absolutely Dependable Finish that has Made Stucco Popular
is obtained by using

SAFE
PRACTICAL

KLINGSTONE

CONVENIENT
ECONOMICAL

Klingstone—being ready prepared is always right and uniform.

Klingstone—eliminates waste in mixing, and all guesswork or mistakes that might mean failure.

Klingstone—helps reduce the cost of building and makes a safe and permanent house no more expensive than frame.

Klingstone—has proven its efficiency through seven years of actual use upon thousands of artistic homes. You cannot afford to experiment.



MEMBERS OF
S - A - F - E

THE
Cleveland Builders Supply Co.

Manufacturers

LEADER-NEWS BUILDING, CLEVELAND

Ask for book of
Klingstone
Homes

HEISTER SAYS

A Battleship in the Sahara Desert is no more out of place than a fine house on a poorly located lot! Its like being "All dressed up and no place to go!"

Your Home is "Dead Weight" unless it is a good investment for some one else to buy!

Your Home as an investment is directly in proportion to the number of your friends *Constantly Beseeching You* to let them have it at a *Profit To You*.

The Best House in the World can't hold up value on a "Makeshift" lot because your building itself *seldom improves* with age and you know it!

Now Then What really *actuates* the buying public to *want your place*—why the *Location* of course.

Yes, Siree! *Location is the foundation of all profit!*

And So the choice of your lot becomes of *Vital Importance To You*. Here is where **HEISTER** gets on the job!

The Best Residence Sections thruout Cleveland are teeming with *Heister Lots*. These are not a conglomeration of odds and ends, endlessly exploited on an unsuspecting public by every curbstome broker in town—but they are representative—in High Class restricted residential sections—where improvements have been installed and *paid for*.

Unless a property has a well defined future you *can't buy it* from **HEISTER**.

For Ten Long Years I have specialized in selling Home-sites—mind you, *Lots Only*—*Always* in the path of *Mr. Everworking Progress*. *Hundreds* have started their upward climb to happiness, wealth and prosperity, *thru my guidance*.

When You See a "Heister" sign on *any piece of property*, you *had better get busy*—there's something "Stirring" there.

Show Me How You Can Fail To Profit by at least familiarizing yourself with what I have to offer you in your chosen environment *Right Now*—and I'll demonstrate *the weakness* of your "proof"!

Looking Ahead For You Is My Vocation. I simply can't help it—even if you *won't help yourself!*

BEAR IN MIND

I sell lots of lots exclusively to lots of exclusive people! Yes—If Lake Erie *Ever Does Go Dry* you can gamble **HEISTER** will cut it up into "Lots" for you.

COME, LET'S GET ACQUAINTED!

L. H. HEISTER, JR.

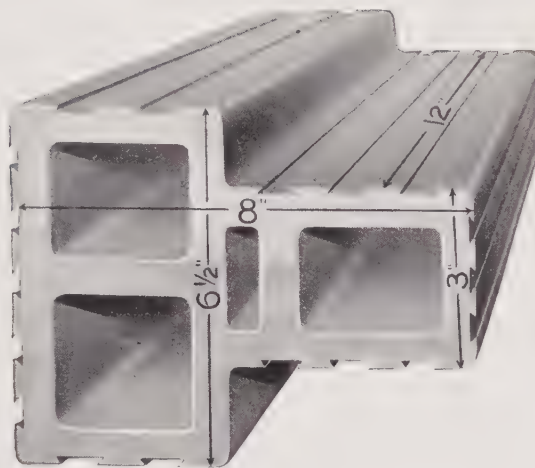
ALLOTMENT SPECIALIST



R. B. Curtiss, Gen'l Sales Mgr.



For Every Man's Home



Denison Interlocking Tile

DENISON INTERLOCKING TILE

For Every Man's Home



*A Mansion on which no expense was spared
Paul F. Mann, Architect
Denison Interlocking Tile with stucco exterior*



*Texas Bungalow, six rooms, costing \$3400
C. W. Bulger & Sons, Architects
Denison Interlocking Tile faced with stucco*



*A Colonial Home of moderately high cost
Denison Interlocking Tile faced with brick*



*Summer Cottage of moderate cost
Woodroffe & Constable, Architects
Denison Interlocking Tile exposed with no facing*

This material is adapted to the construction of every man's home, no matter how inexpensive or how costly he may desire to make it.

It has been used for hundreds of well known buildings like these in this folder, and for countless other residences and cottages costing \$3000 or even less.

It is *not only fireproof* but it protects the home against the far more common troubles of summer heat, winter cold, storms, dampness and decay. Look at these homes representing every class of work—study the illustration opposite—and see what Interlocking Tile Walls would do for your home.

DENISON INTERLOCKING TILE

What It Is—What It Will Do

Denison Interlocking Tile is a hard burned, hollow clay tile of special design for bearing walls, curtain walls, foundations and partitions in all kinds of buildings.

Great Strength

Walls have great supporting strength because webs stand directly over each other. Walls have great lateral strength against roof thrusts, wind pressure, etc., because each tile is interlocked with those above and below, and because there are no through mortar joints.

Warm in Winter, Cool in Summer

Walls are non-conductors of heat and cold. The many dead air spaces in the wall and the absence of through mortar joints insulates the interior from the exterior in a way impossible in any other type of masonry wall.

Dry Walls

The mortar joints through which moisture and dampness penetrate the ordinary wall are interrupted by air pockets which effectually prevent passage of moisture.

Fireproof Walls

Denison Interlocking Tile meets the tremendous demand for fireproof walls and offers other equally important features which should give it consideration over every other fireproof material.

Used with Any Finish

Denison Interlocking Tile can be used with any type of exterior. It gives a firm dove-tailed surface for stucco; it bonds perfectly with face brick; it makes a dry, warm backing wall for stone—or it may be left exposed to the weather with no facing material whatever.

Builds Walls Any Thickness

One shape and size builds eight, twelve, sixteen inch—or any width of walls. There are no left-over sizes.

Lays Up Rapidly

The tile is handled by the mason *with one hand* without laying down his trowel. He has only one shape to handle, no matter what width wall he builds.

The tile equals seven common bricks, yet requires only one-third as much mortar.

Partitions always directly over each other—giving greatest possible supporting strength.

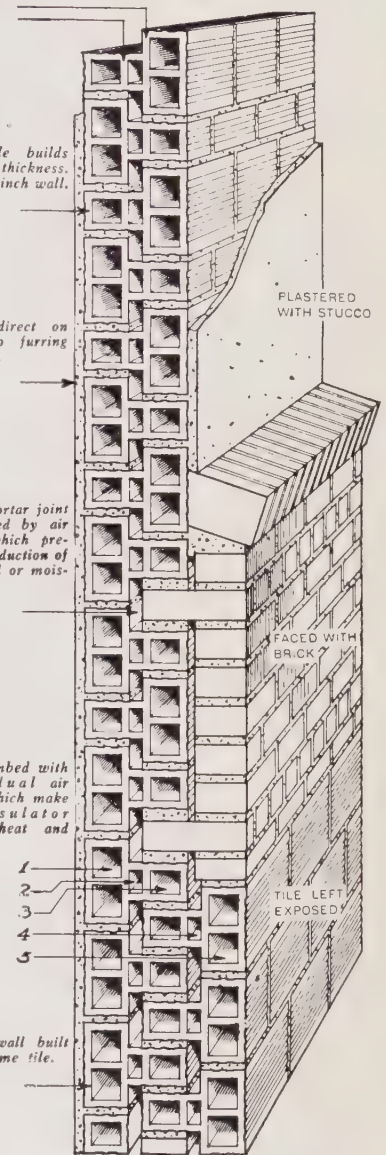
Same tile builds walls any thickness. This is 8-inch wall.

Plaster direct on tile — no furring necessary.

Every mortar joint interrupted by air pocket which prevents conduction of heat, cold or moisture.

Honeycombed with individual air spaces which make best insulator against heat and cold.

12-inch wall built of the same tile.



Denison Interlocking Tile

Used for the Finest Buildings

Here are a few of the representative buildings in which Denison Interlocking Tile has been used for all walls.

Other Well Known Buildings

These pages might be filled with names of other well known buildings where Denison Interlocking Tile has given great satisfaction.

May Co. Department Store,
Cleveland, O.
D. H. Burnham & Co., Architects
James Black Masonry & Con-
tracting Co., Contractors
Municipal Building, Dallas, Tex.
C. D. Hill & Co., Architects
Chamber of Commerce Bldg.,
New Haven, Conn.
Brown & Von Beren, Architects
Coney Island Hospital, Coney
Island, N. Y.
Edward Pearce Casey, Architect
Residence, George McKesson
Brown, Long Island
Clarence Luce, Architect
Whitmarsh & Washington Apart-
ments, Providence, R. I.
Frank Wyatt Woods, Architect
Church of Visitation, Tacoma,
Wash.
C. Frank Mahon, Architect

Jax Brewery Co., Jacksonville,
Fla.
Helfensteller, Hirsch & Watson,
Architects
Pacific Coast Condensed Milk
Co., Stanwood, Wash.
W. N. MacBriar, Architect
Cleveland City Hospital, Cleve-
land, O.
Myron B. Vorce, Architect
E. B. Willingale, Associate
Fleischmann Yeast Co., Sumner,
Wash.
John Graham, Architect
Fruit Exchange Building, Sacra-
mento, California
Chas. Kaiser, Architect
St. Louis Country Club, St.
Louis, Mo.
Mauran, Russell & Crowell,
Architects

Write for Information on Home Building

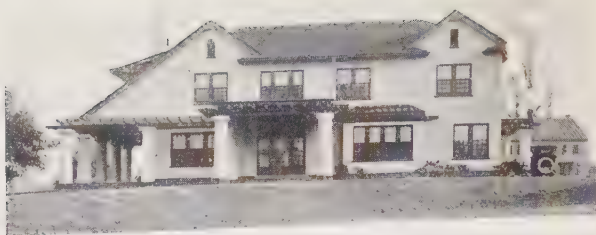
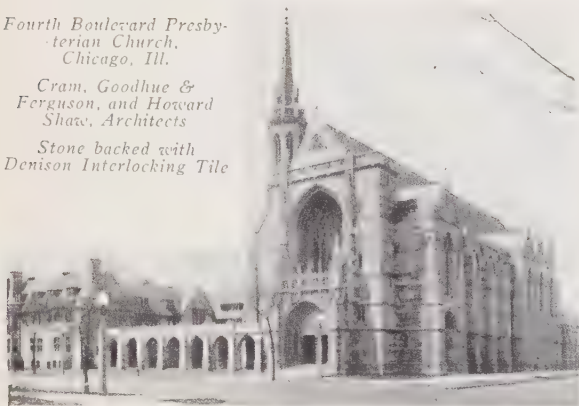
Denison Interlocking Tile Corporation

EXECUTIVE OFFICES
Hippodrome Bldg., Cleveland, O.

Fourth Boulevard Presby-
terian Church,
Chicago, Ill.

Cram, Goodhue &
Ferguson, and Howard
Shaw, Architects

Stone backed with
Denison Interlocking Tile



*Home of John L. Brock, Trenton, N. J.
W. W. Slack & Sons, Architects*



*Hotels Statler, Detroit and Cleveland
Geo. B. Post & Sons, Architects
Denison Interlocking Tile faced with brick*



*Santa Fe Depot, San Diego, Cal.
Denison Interlocking Tile faced with stucco*



*American Smelting Company Plant, Tacoma, Wash.
Denison Interlocking Tile used with no facing whatever*



*St. Mary's Hospital, Niagara Falls, N. Y.
W. P. Ginther, Architect
Seven-story building supported entirely on its tile walls*



